



PLANNING COMMISSION REGULAR MEETING  
WEDNESDAY, SEPTEMBER 14, 2016  
5:30 PM

[Johnnie Roark](#), Community Development Director

153A Morton Lane, Appomattox, VA 24522  
[www.AppomattoxCountyVA.gov](http://www.AppomattoxCountyVA.gov)

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## Call to Order

## Determination of Quorum

## Citizen's Comment Period

## Discussion of Petition/Public Hearing

1. [16-0199](#) CUP16-0503-Jesus Center Church/Roselle Brown  
**CUP16-0503-Jesus Center Church (owner), Roselle Brown (applicant)** has applied for a conditional use permit to operate a day care center on property located at 1664 Mountain Cut Road, Appomattox, Virginia. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 77 (A) 37. The project will utilize the existing buildings and a small outside area on an approximately 13.86 acre parcel.  
Documents: [CUP 16 0503 Packet.pdf](#)
2. [16-0200](#) CUP16-0508-Carson Estate/New Energy Ventures LLC  
**CUP16-0508- George P. Carson Estate/Clifton W. Carson & Harriette Beasley (owner), New Energy Ventures, Inc. (applicant)**, has applied for a conditional use permit to locate a solar farm (resource extraction) on property located off of Richmond Highway in the Spout Spring area. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 62 (A) 170A. The project will utilize approximately 50 acres of an approximately 190 acre parcel. This project is in conjunction with CUP16-0509.  
Documents: [CUP 16 508.pdf](#)
3. [16-0201](#) CUP16-0509-Danny Moon/New Energy Ventures LLC  
**CUP16-0509-Danny R. Moon (owner), New Energy Ventures, Inc. (applicant)**, has applied for a conditional use permit to locate a solar farm (resource extraction) on property located off of Richmond Highway in the Spout Spring area. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 63 (A) 17. The project will utilize approximately 28 acres of an approximately 108 acre parcel. This project is in conjunction with CUP16-0508.  
Documents: [CUP 16 0509 Packet.pdf](#)
4. [16-0202](#) CUP16-0510-Matt & Ashley Wilt  
**CUP16-0510-Matt & Ashley Wilt (owner)** has applied for a conditional use permit to locate a landscape supply business (Landscaping & Lawn Care Services) on property located at 1364 Oakleigh Avenue, Appomattox, Virginia. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 65 (A) 29 & 30. The project will utilize approximately 5 acres of an approximately 62.55 acre farm.  
Documents: [CUP 16 0510.pdf](#)
5. [16-0203](#) RZ16-0507/CUP16-0511-Lawson Family LLC/Innovatio Sealing Technologies  
**RZ16-0507/CUP16-0511-Lawson Family LLC (owner), Innovatio Sealing Technologies (applicant)** has applied to rezone property from M-1, Industrial Zoning District to B-1, General Commercial Zoning District and obtain a conditional use permit within the new zoning district. The purpose of the petition is for the applicant to locate an automobile dealership on the property as a permitted use and concurrently obtain a conditional use permit for manufacturing of automotive gaskets and seals (industrial manufacturing). The parcel is located near 191 Police Tower Road, in the Appomattox area and is further identified as Tax Map Identification Number 63 (A) 11. Total Acres: 5.83 acres.  
Documents: [RZ160507\\_CUP160511\\_Packet.pdf](#)
6. [16-0204](#) Amendment to Zoning Ordinance-Cemetery  
Following last month's discussion, amendments to the definition of cemetery have been prepared, the use classification has been prepared for amendment and additional regulations in Section 19.6-87.2 have been prepared for public hearing and review by the Planning Commission.

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Adjournment

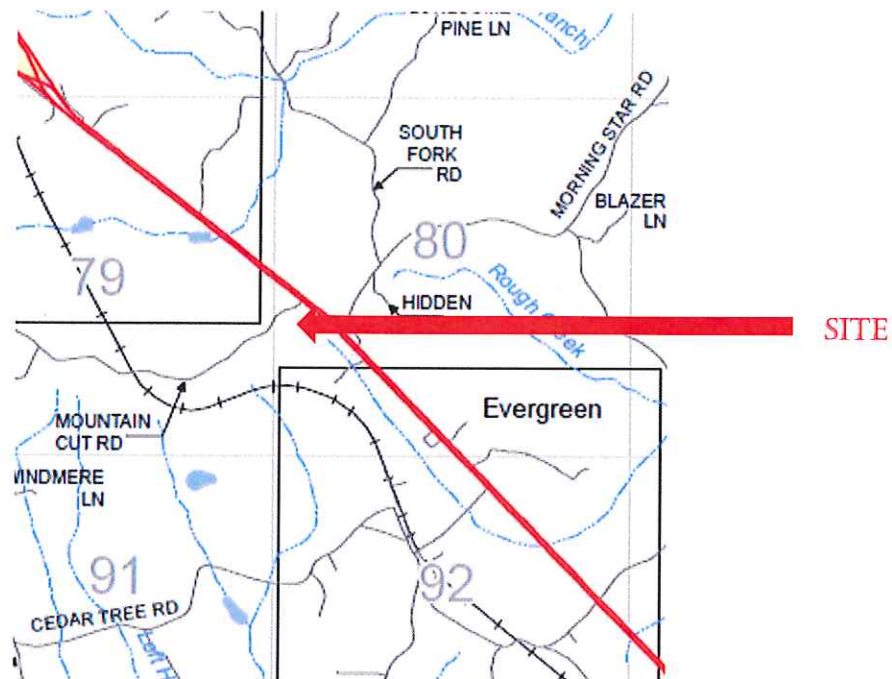
Documents:

[Memo\\_PC\\_Sept\\_2016.pdf](#)



*Appomattox County*  
VIRGINIA

JOINT PLANNING COMMISSION  
MEETING FOR  
SEPTEMBER 14, 2016




CUP 16-0503  
JESUS CENTER CHURCH  
ROSELLE BROWN



**County of Appomattox  
Department of Community Development  
Staff Report**

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**To:** Planning Commission  
**From:** Johnnie Roark   
Director of Community Development  
**Date:** September 14, 2016  
**RE:** Conditional Use Permit Application CUP16-0503-Jesus Center

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**SYNOPSIS**

Roselle Brown (applicant) and Jesus Center Church (owner) is requesting a conditional use permit to operate a daycare center for children on property located at 122 Christ Mountain Lane in the Appomattox community.

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**Specifics**

Applicant:	Roselle Brown
Property Owner:	Jesus Center Church
Current Use:	Church (Religious Assembly)
Proposed Use:	add Daycare Center
Surrounding Uses:	Sporadic Residential, Agricultural
Parcel Size:	Approximately 14 acres, up to 2 acres to be used with this use
Zoning:	A-1, Agricultural
Surrounding Zoning:	A-1, Agricultural
Tax Map Number(s):	77 (A) 37

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**ANALYSIS**

This property is located approximately near the intersection of Mountain Cut Road and Richmond Highway, approximately 2 miles east of the Town of Appomattox. The church was founded in 1980 and has steadily grown since that time. A multi-purpose building with additional classroom space and assembly room was completed approximately five (5) years ago. The church has managed a successful after-school youth program for a number of years. As we have discussed previously, child daycare is a growing need in our community. In 2014, the Planning Commission approved a daycare in the Concord area. Approximately three (3) miles east of this location, New Jerusalem Church has successfully run a daycare for many years. In the town of Appomattox, there are approximately six (6) daycares running at any given time. Throughout the county, we have approved several over the years, most recently My Little Angels ELC in Concord.

The zoning for the parcel is A-1, Agricultural. The surrounding zoning is A-1 with some R-1 nearby. Across Richmond Highway, there is a parcel zoned M-1.

**PROJECT IMPACTS**

Jesus Center Church daycare will have a minimal impact to the highway system over the course of a day. The main impacts will be early in the morning and late in the afternoon at drop off and

pick up times. The church is served by private well and septic. The applicant is working through the approval process with Social Services in order to be a licensed facility. The property is surrounded on three sides by mature trees and is somewhat isolated from the adjoining residential properties. The nearest residence is approximately 500 feet away.

If approved, the Building Official will begin regular inspections of the property for fire safety. Licensed facilities are required to have annual fire safety inspections.

### **Planning Considerations**

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.  
*This use appears to be in line with the general objectives of the Comp Plan.*
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.  
*The proposed use is being designed to mitigate any impact to the greatest extent.*
3. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*The proposed use will not be hazardous to the existing neighborhood.*
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*The impact on public facilities is negligible.*
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.  
*Use will not negatively impact public facilities or services.*
6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.  
*Minimal traffic will be associated with this use.*
7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.  
*No impact.*

### **Recommended Conditions**

1. Hours of operation for the Day Care Center shall be limited to 6:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday hours.
2. Licenser by the Virginia Department of Social Services shall be maintained at all times. If license expires or is terminated, the conditional use permit will automatically become void.

**Planning Commission Action:**

The following motions are available for the Planning Commission:

**To approve as submitted:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Roselle Brown (Jesus Center Church) to operate a daycare center, as submitted.

**To approve with conditions:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Roselle Brown (Jesus Center Church) to operate a daycare center, with the following conditions:

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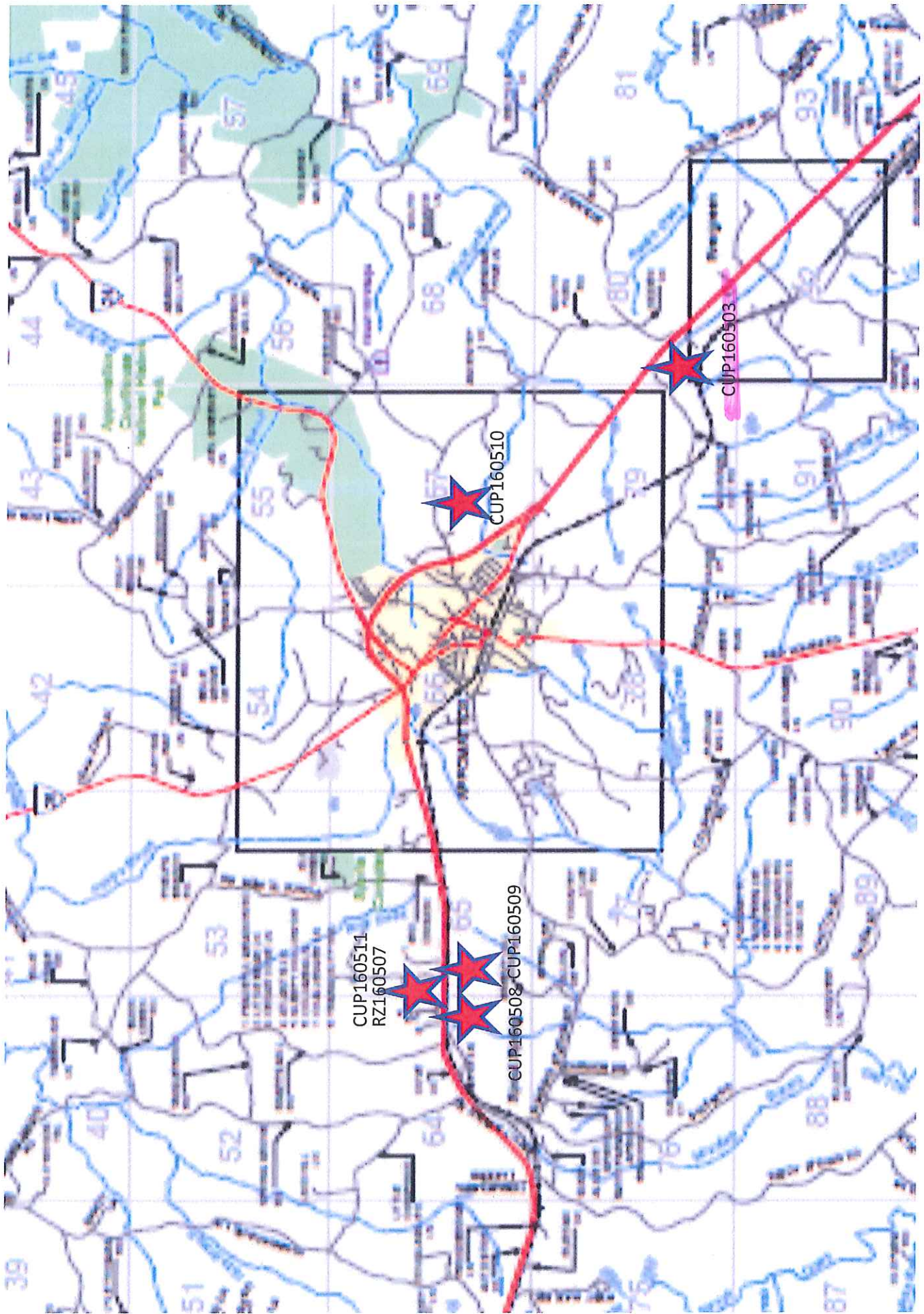
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**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of Roselle Brown (Jesus Center Church) to operate a daycare center,, as the petitioner has failed to show the following:

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## Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

### APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

**Applicant Name:** Roselle Brown

**Address:** P.O. Box 367 Appomattox VA 24522

**Phone:** (434) 665-1767 **email:** sptspring@aol.com

**Property Owner Name:** Jesus Center Church 122 Christ Mountain  
Ln

**Address:** 1664 Mountain Cut Rd, Appomattox, VA 24522

**Phone:** 434 352-2476 **email:** jonesaj123@aol.com

**Authorized Agent/Contact Person:** Alfred L. Jones, III

**Address:** 813 Woodchuck Dr, Appomattox, VA 24522

**Phone:** 352-2421 **email:** jonesaj123@aol.com

### Project Information

Location/Address of Property (from County Administration office):

Go Northwest on Court St; take R onto Confederate Blvd / US 460 Bus E;  
US 460 Bus E becomes Richmond Hwy / US 460 E; Go 1.72 mi. to R on Mountain  
Cut Rd / VA 695

**Tax Map Number(s):** 77(A) 37

**Election District:** Courthouse Church on  
immediate  
left.

**Size of Parcel(s):** 13.86 AC

**Amount of area to be utilized by**  
**proposed use:** \_\_\_\_\_

**Current Zoning:** A-1

**Current Land Use:** Church

**Proposed Zoning:** A-1

**Proposed Land Use:** Add Day-Care Center

Please describe the proposed project or purpose of the request:

To provide daycare services for families within our  
community.

**Proffers:** The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** ☐ YES ☒ NO (If yes, please submit proffer statement to staff.)

**Traffic Impact Analysis:** If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

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### Justification

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The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

**Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.**

The proposed project is in line with the current zoning ordinance and should not cause any negative impacts.

**Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.**

The proposed project should positively impact the county by providing a needed service for county residents who would potentially seek services in other localities.

**Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.**

The proposed project will not negatively impact any of the adjoining properties, as the existing property is currently used for afterschool activities also.

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### Certification

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I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature:

*Roselle F. Brown*

Date:

*August 22, 2016*

Print Name:

*Roselle F. Brown*



# WILLIAM W. DICKERSON, JR.

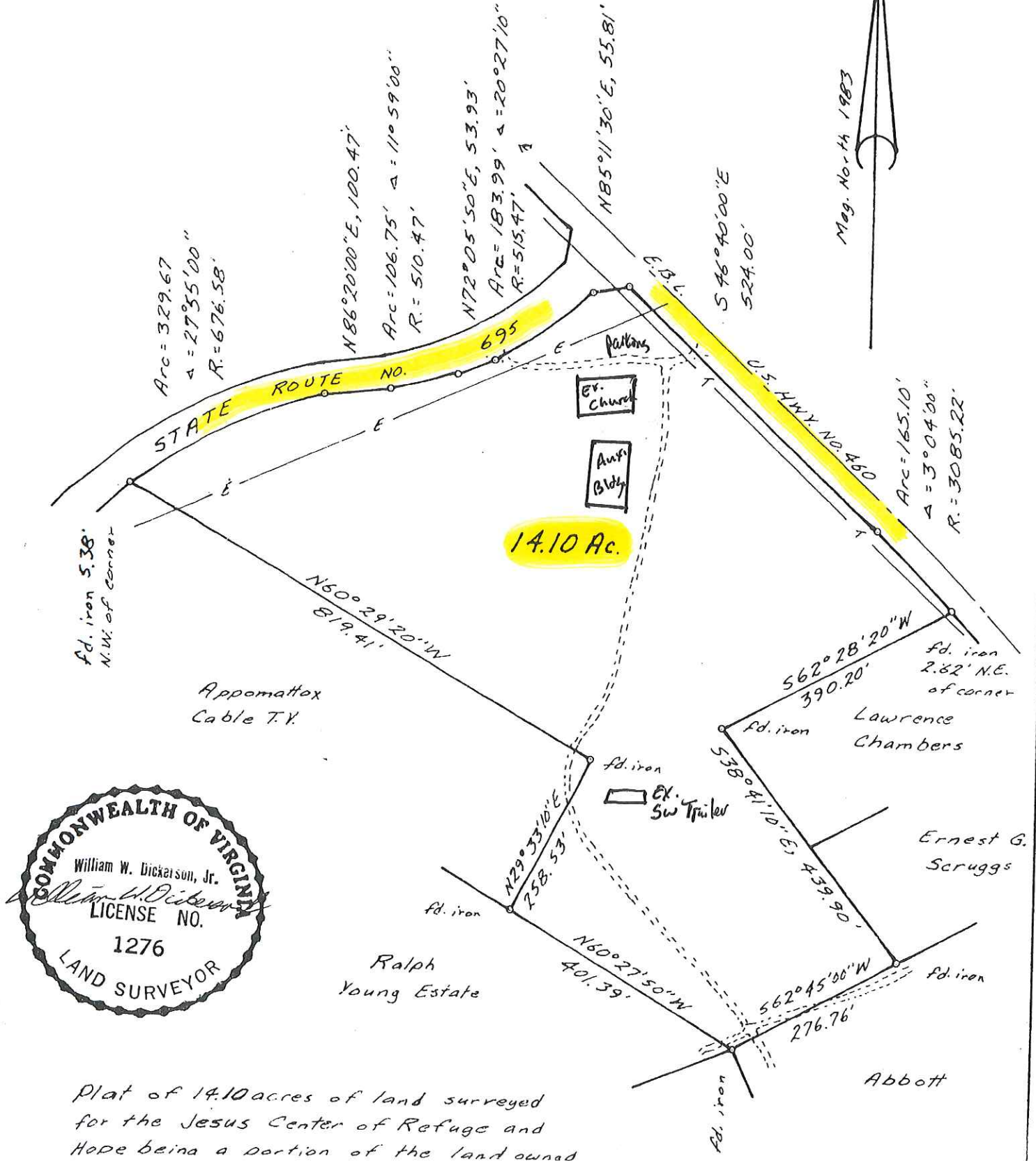
LAND SURVEYOR  
Appomattox, Virginia

Scale: 1 in. = 200 ft

Date: March 29, 1983

F.B. 19-61

Note: ALL EASEMENTS AND / OR ENCROACHMENTS MAY NOT BE SHOWN.



ROSELLE F. BROWN  
PO BOX 367  
APPOMATTOX, VA 24522  
(434) 665-1767

August 24, 2016

APPOMATTOX COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
153A MORTON LANE  
PO BOX 863  
APPOMATTOX, VA 24522

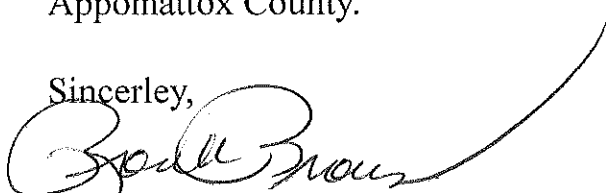
To whom it may concern:

I am interested in opening a child daycare at Jesus Center Church. At the present, we are meeting the needs of parents and children who need after school homework assistance Monday through Thursday during the calendar school year. The daycare will also assist with those families who needs daycare services who are already familiar with our program. I plan to open Monday through Friday from 6:30am to 6:00pm.

Just a little background information on myself. I have a degree in psychology and also a nurse. I have been working in the medical field for 28 years in various capacity. I have receive continuous training in working with all ages. I have operated an assisted living business for 12 years. I am the mother of 2 children, one is a teacher in North Carolina and the other works as a personal care aid in Lynchburg. I have 3 grandchildren.

I thank you in advance for giving me the opportunity to continue to serve Appomattox County.

Sincerley,

A handwritten signature in black ink, appearing to read "Roselle Brown", with a long, sweeping flourish extending to the right.

Roselle F. Brown



Please provide the tax map identification number, name, and address of all parcels that adjoin your proposed development and directly across the street.

Address

77(6)2 VR = Katherine Clifton 1645 Mountain Ct Rd, Appomattox, VA

CUP160503 Jesus Ctr



August 31, 2016

- Parcels
- Structure
- Town Boundary
- County Boundary
- Centerlines

1:2,257

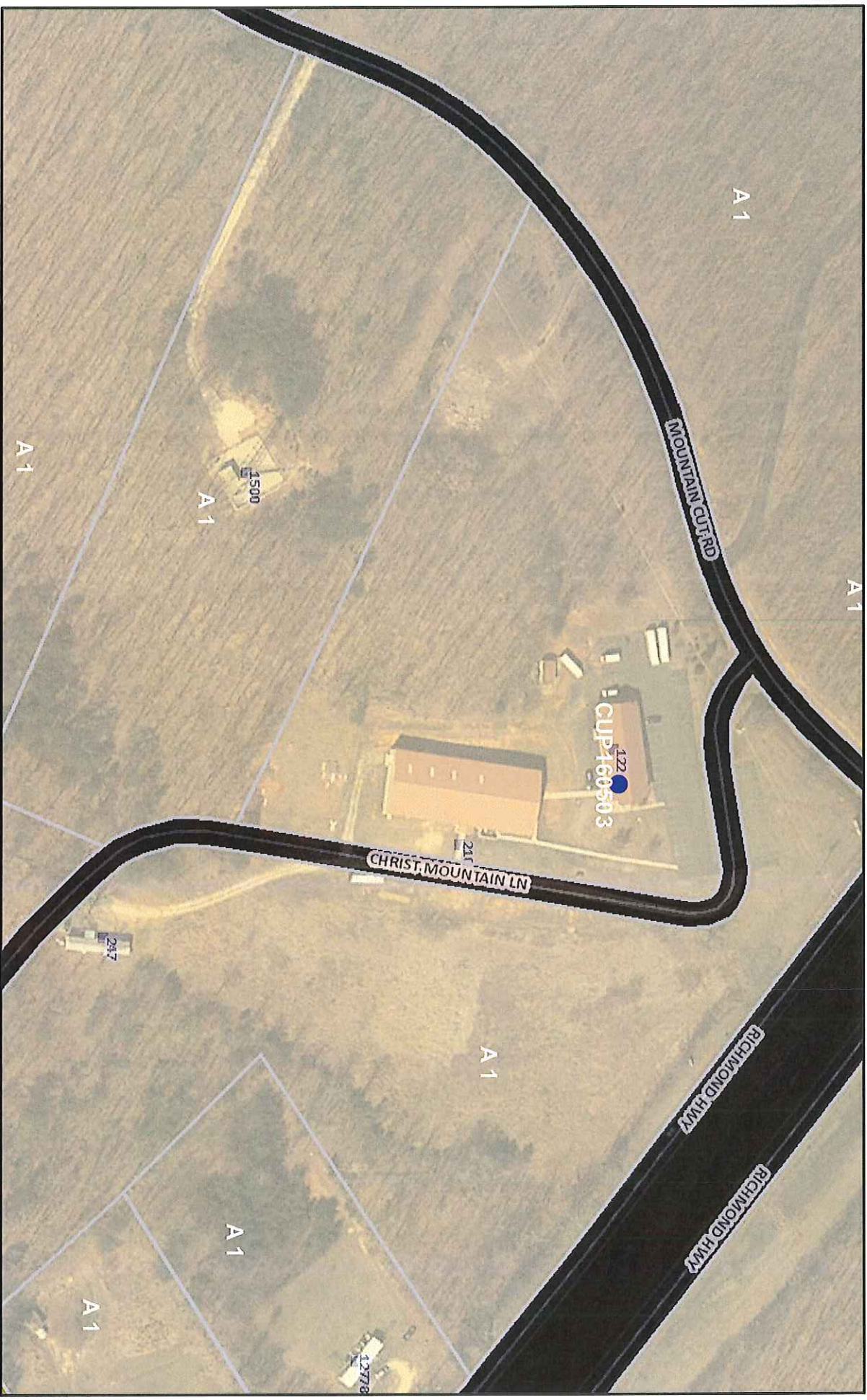
0 105 210 420 ft

0 30 60 120 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



# CUP160503 Zoning



September 6, 2016

pointLayer

● Override 1

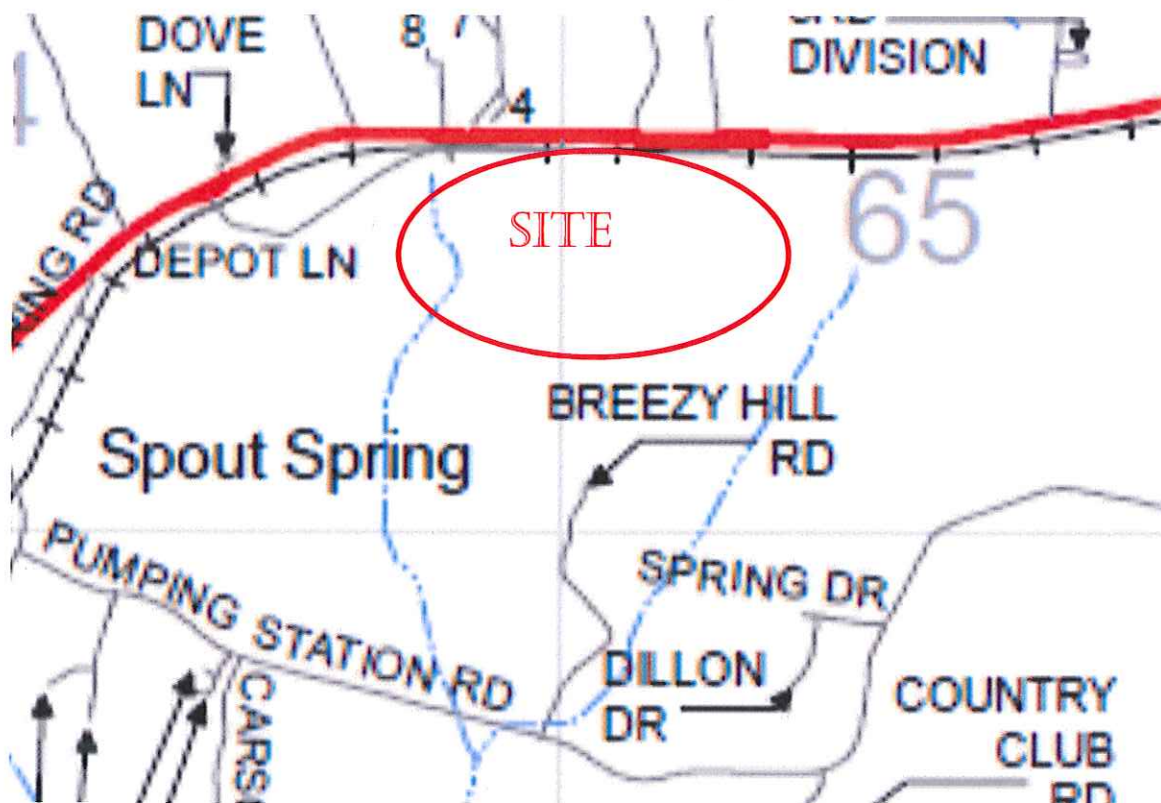
Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



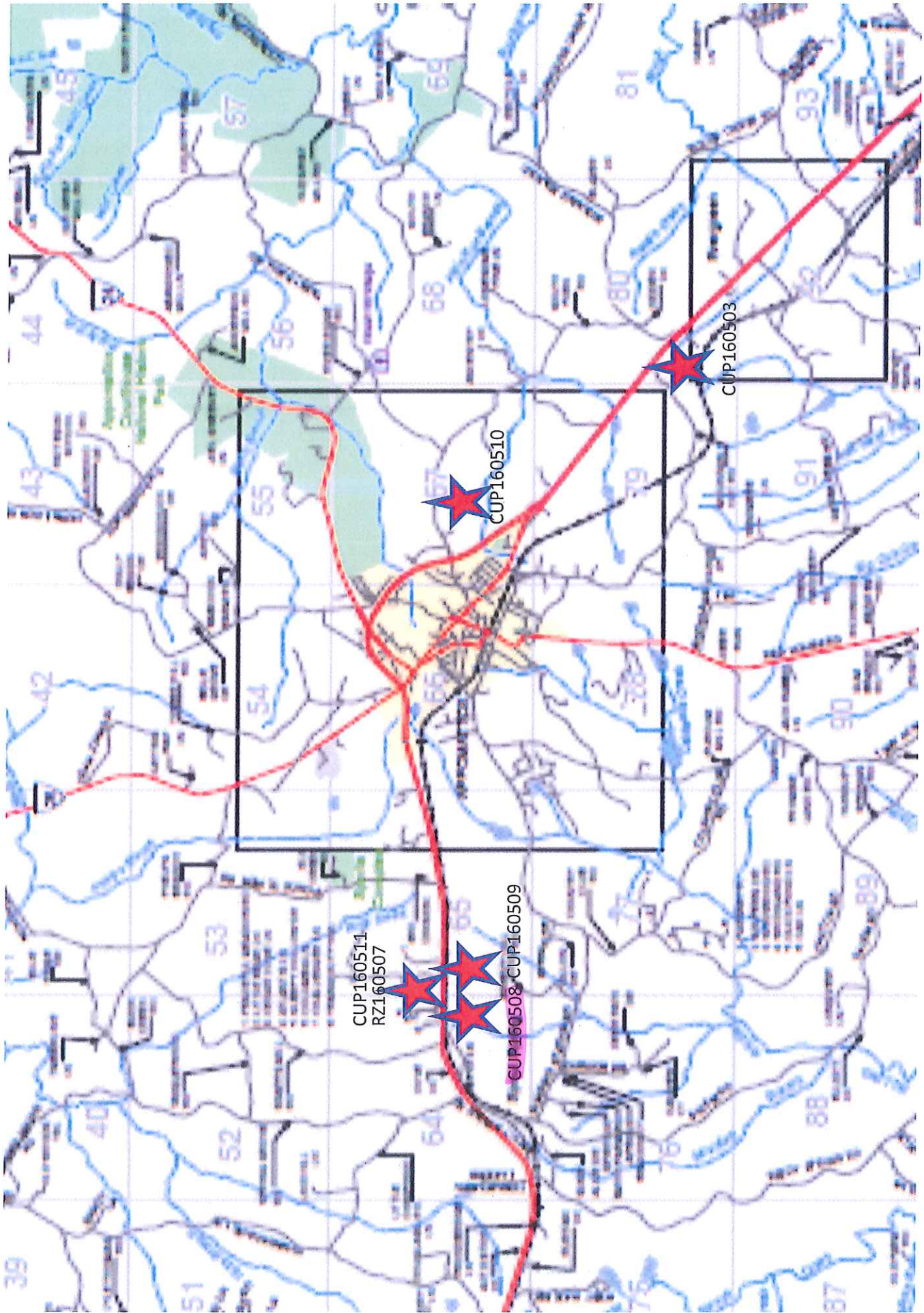
# *Appomattox County* VIRGINIA

## JOINT PLANNING COMMISSION MEETING FOR SEPTEMBER 14, 2016




CUP 16-0508  
NEW ENERGY VENTURES LLC  
CARSON





**County of Appomattox  
Department of Community Development  
Staff Report**

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**To:** Planning Commission  
**From:** Johnnie Roark   
Director of Community Development  
**Date:** September 14, 2016  
**RE:** Conditional Use Permit Application CUP16-0508 Carson Estate/New Energy Ventures LLC

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**SYNOPSIS**

New Energy Ventures LLC (applicant)/Clifton Carson & Harriette Beasley (property owner) is requesting a conditional use permit to locate a solar farm (Resource Extraction) at property located off of Richmond Highway in the Spout Spring community.

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**Specifics**

**Applicant:** New Energy Ventures LLC (Jack Sterne, agent)  
**Property Owner:** Carson Estate, Clifton Carson & Harriette Beasley  
**Current Use:** Agricultural  
**Proposed Use:** add Solar Farm (Resource Extraction)  
**Surrounding Uses:** Sporadic Residential, Agricultural  
**Parcel Size:** Approximately 190 acres, approx.. 50acres for this use  
**Zoning:** A-1, Agricultural  
**Surrounding Zoning:** A-1, Agricultural  
**Tax Map Number(s):** 63 (A) 17

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**ANALYSIS**

New Energy Ventures is proposing to build a 15 MW solar electric farm to be located on two properties adjacent to one another (Moon and Carson) and adjacent to Richmond Highway (Route 460) in the Spout Spring Area. This property (Carson) is the larger of the two properties at 190 acres, with approximately 50 acres being used for this project. The other property (Moon) is 108 acres with approximately 28 acres being used for this project. Both properties are currently being used for cattle grazing with the remainder of the property mainly in timber. Both properties will be used to develop a single project, which will be interconnected at Dominion Power's South Creek Substation, approximately 1.5 miles to the east. The solar farm will deploy approximately 57,000 solar PV panels using a fixed-tilt ground-mounted configuration. The panels will be mounted on galvanized steel frames approximately 4 to 6 feet above ground. A small maintenance shed may be constructed on-site. Construction is expected to take 6-9 months with a completion timeframe of the fourth quarter of 2017.

## **PROJECT IMPACTS**

Project impacts will be minimal once construction is complete. Construction will provide approximately 180 jobs during the construction phase. There will be some visual impact from Richmond Highway (Route 460) and from Depot Lane (Route 674). However, the existing railroad berm will provide some visual buffer. The property is not visible from the south (Pumping Station Road). Access to the property would be via two existing entrances on Richmond Highway. The project will use no water or create no air emissions or noise. The loudest equipment, the electric inverters, will produce approximately 60 db at a distance of 30 feet. For example, an air conditioning unit at 100 feet is approximately the same decibel level. For contrast, ambient highway noise along Route 460 is estimated to be 70 db. The project will run downhill thus increasing the limited visibility from Richmond Highway.

After construction, the site will be visited 5 or 6 times annually and as maintenance is needed.

The project has been designed to avoid several small streams on the properties and tree cutting will be kept to a minimum. The applicant will require a variance from the side setback along the mutual property line. The variance will be processed upon completion of the CUP.

The applicant states that the lease agreement includes a bond that will be held in place pending the complete removal of the facility at the end of its useful life (20 to 30 years).

## **Planning Considerations**

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.  
*This use appears to be in line with the general objectives of the Comp Plan.*
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.  
*The proposed use is being designed to mitigate any impact to the greatest extent.*
3. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*The proposed use will not be hazardous to the neighborhood.*
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*The impact on public facilities is negligible.*
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.  
*Use will not negatively impact public facilities or services. Use provides added benefit by enhancing the nation's green infrastructure.*

6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.  
*Minimal traffic will be associated with this use.*
7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.  
*The proposed use will not negatively impact natural, scenic or historic features based on sketch plan.*

**Recommended Conditions**

1. The project will generally conform to the sketch drawing marked as “Exhibit A” and submitted with the petition August 26, 2016.
2. All applicable local, state, and federal laws will be followed as necessary.
3. At the end of the project “life cycle”, all equipment, including panels, mounts, etc. will be removed and the property returned to its previous state as productive farmland.

**Planning Commission Action:**

The following motions are available for the Planning Commission:

**To approve as submitted:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of New Energy Ventures LLC (applicant), Carson Estate (owner) to operate a solar farm (Resource Extraction), as submitted.

**To approve with conditions:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of New Energy Ventures LLC (applicant), Carson Estate (owner) to operate a solar farm (Resource Extraction), with the following conditions:

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**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of, New Energy Ventures LLC (applicant), Carson Estate (owner) to operate a solar farm (Resource Extraction), as the petitioner has failed to show the following:

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## Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

### APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

**Applicant Name:** New Energy Ventures, Inc.

**Address:** \_\_\_\_\_

**Phone:** (760) 212-8120 **email:** john@kampfcapital.com

**Property Owner Name:** George P. Carson Estate/ Clifton W. Carson & Harriette Beasley

**Address:** Rt. 3 Box 8090 Dillwyn, VA 23936

**Phone:** (276) 870-4944 **email:** cwc@maximeng.com

**Authorized Agent/Contact Person:** Jack Sterne

**Address:** 1405 Monroe St. NE Washington, DC 20017

**Phone:** (202) 844-6464 **email:** jack@risingtidestrategies.com

### Project Information

**Location/Address of Property (from County Administration office):** 531 Depot Ln.

**Tax Map Number(s):** 62 A 170A

**Election District:** Spout Spring

**Size of Parcel(s):** 190.01

**Amount of area to be utilized by  
proposed use:** 50 acres

**Current Zoning:** A-1

**Current Land Use:** Agricultural

**Proposed Zoning:** N/A

**Proposed Land Use:** Solar Farm

**Please describe the proposed project or purpose of the request:** See attached.

**Proffers:** The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** ☐ YES ☒ NO (If yes, please submit proffer statement to staff.)

**Traffic Impact Analysis:** If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

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### **Justification**

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The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

**Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.**

\_\_\_\_\_  
Please see attached supplemental information for these three questions.  
\_\_\_\_\_  
\_\_\_\_\_

**Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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### **Certification**

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I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: \_\_\_\_\_

Date: 8/24/16

Print Name: Jack K. Stone



## NEW ENERGY VENTURES, INC.

Subject: Supporting Information for Conditional Use Permit for Solar Farm

Reference: Danny Moon Property, Parcel 63 A 17

Date: August 25, 2016

### Project Description

New Energy Ventures is proposing to build a 15 MW solar electric farm to be located on two properties adjacent to Highway 460, just west of Appomattox. The first property (the subject property) is approximately 108 acres, Parcel 63 A 17, zoned Agricultural (A-1). The property has a substantial cleared area, which is currently used for cattle grazing. The remainder of the property is timbered. New Energy Ventures has entered into a Lease-Option Agreement with the property owner, Danny R. Moon, which allows New Energy Ventures the right to proceed with development of a solar electric farm. We have also executed a similar agreement with Cliff W. Carson and Henriette C. Beasley, the owners of the property to the west, Parcel 62 A 170A.

We will use both properties to develop a single project, which will be interconnected at Dominion Virginia Power's South Creek Substation, approximately 1.5 miles to the east. The solar farm will deploy approximately 57,000 solar PV panels using a fixed-tilt ground-mounted configuration. The panels will be mounted on galvanized steel frames approximately 4-6 feet above ground (please see Ex. B). In addition, one small maintenance shed may be constructed on the site. Total project capital cost is estimated at between \$17 million and \$20 million.

### Compliance with Zoning Ordinance

This project complies with the purpose of the zoning ordinance by allowing the owners of land zoned A-1 to derive additional income from their land in a manner consistent with surrounding agricultural uses. Because we are spreading the project over two adjacent properties, both owners will still be able to use a substantial portion of their property for grazing, timbering, or both. As a result, both parcels will retain their essential agricultural characteristics, "protecting existing and future farming operations," which is the purpose of the A-1 zone.

Section 19.6-67(A) of the county code also states that the A-1 district "is intended to minimize the demand for unanticipated public sewer, public water, and new roadways, by reducing development densities and discouraging large-scale development." The proposed project will not require any public sewer, water or roadway development, and will allow some development by the property owners without increasing residential densities.

The proposed solar farm is similar in character and visual impact to a number of uses allowed as of right in the A-1 zone, such as a commercial kennel, an intensive farming facility, a residential human care facility, a commercial stable, or a winery. It is substantially less intrusive, from both a visual and audio perspective, than some conditional uses that are named in the zoning ordinance, such as an automobile graveyard, a transfer station, or a wind energy system.

### Compliance with Comprehensive Plan

The project will provide approximately 180 jobs during the construction phase, and then ongoing income during the life of the project that will inure to the benefit of Appomattox County. The project also provides the highest and best economic use of the property. Because of the location of the property next to the railroad tracks, it would be extremely challenging to develop it for any other future use (such as retail), and the income to be derived from the project is substantially more than the owners can realize through grazing or timbering their land.

As described below, the project will result in no environmental impacts and actually provides environmental benefits by creating clean, non-polluting electricity. In addition, the project may even provide a draw for the types of industries that have corporate commitments to procure power from clean energy sources. Dominion has a program by which it can sell power from this project directly to such customers, and the Economic Development Authority of Appomattox County could use the existence of the project as a potential lure for such companies.

### Project Impacts

The impacts of the project will be minimal, and it will be barely visible from Hwy 460. The project will use no water in the solar electric generation process, and will generate no air emissions and no noise. There will be no additional burden to the County's infrastructure including roads, water and sewer service, schools, or fire/police.

The system generates electricity during the day-time only, and will not produce noise at night. The electric inverters, the loudest equipment, will produce approximately 60db at a distance of approximately 30 feet. There will be no permanent light fixtures. By their very nature, solar panels absorb sunlight and produce no glare or glint. Moreover, because there is a berm for the railroad between Hwy 460 and the project site, and the project will run downhill from that high point on the property, it will be virtually invisible to passing motorists.

The proposed impervious area is expected to be 2-3%. The storm-water management system will comply with applicable State and County requirements. The existing site land is a combination of grazing and woodlands. While there are some spring-fed streams on both the Carson and Moon properties, the project has been designed to avoid any potential impact on those streams. Tree-clearing will be kept to a minimum.

The project will comply with all applicable building, electrical, fire-protection and safety codes. Set-backs, buffering and landscaping will meet County ordinances and will adequately screen the site from neighboring properties, although we do request a mutual waiver of setback requirements where the project shares a property line with the adjacent Carson property.

Subject to receiving all required local, State and Federal permits, construction is expected to take 6 to 9 months, with completion in the 4th quarter of 2017. The anticipated service life of the solar farm is 20-30 years. At the end of the service life of the project, the project will be completely removed, with the landscape returned to its former state, and the lease will provide for a bond to ensure such removal.

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**Adjoining Property Owners**

---

Please provide the tax map identification number, name, and address of all parcels that adjoin your proposed development and directly across the street.

<u>Tax Map ID#</u>	<u>Name</u>	<u>Address</u>
62 A 170	Harriette C. Beasley	7570 Francisco Rd. Dilwyn VA 23936
74 A 77B	Danny R. Moon	619 Breezy Hill Rd. Spout Spring, VA 24593
74 A 77B	Danny R. Moon	619 Breezy Hill Rd. Spout Spring, VA 24593
74 A 77A	Lisa Moon Stinette	736 Breezy Hill Rd. Spout Spring, VA 24593
62 A 171	Cemetery Lot	N/A
74 A 77	Danny R. Moon	619 Breezy Hill Rd. Spout Spring, VA 24593
62 A 169	Sharon B. Shrock	P.O. Box 702 Appomattox, VA 24522
75 A 4A	Danny R. Moon	619 Breezy Hill Rd. Spout Spring, VA 24593
63 A 17	Danny R. Moon	619 Breezy Hill Rd. Spout Spring, VA 24593
62 A 172	Danny R. Moon	619 Breezy Hill Rd. Spout Spring, VA 24593

---

N/A	Norfolk Southern Railroad (landowner across the street)
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110 Franklin Rd Southeast

Roanoke, VA 24042

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Chmond Highway

Parcel 62 A 170 A  
190 Acres

Parcel 63 A 17  
108 Acres

## Map Legend



Solar Inverter Pads



Solar Panels



Access to Property  
from Highway

Service Access within  
Solar Facility

## 531 Depot Lane 15 MW Solar Farm

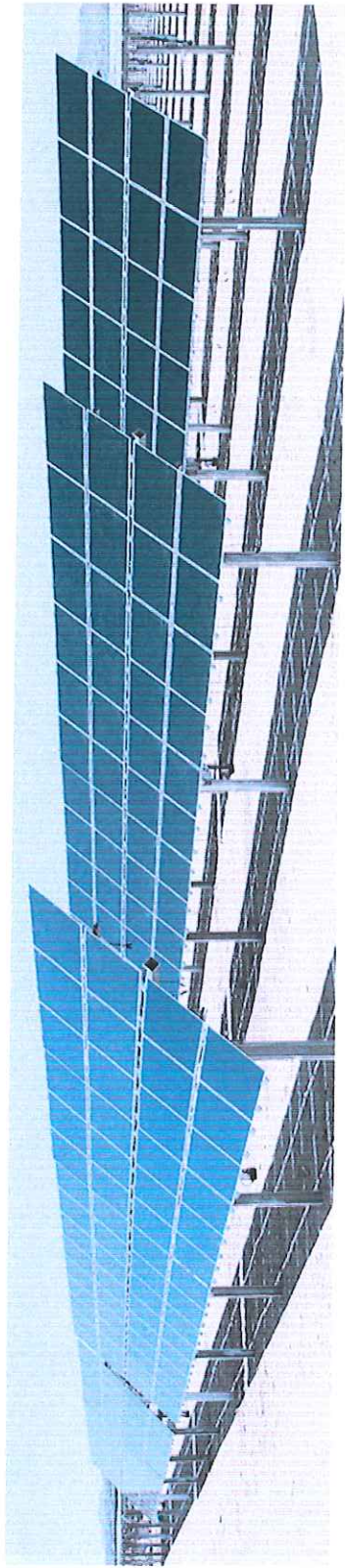
### Property Line Setbacks to Solar Array

- Front: 172' from eastbound highway centerline
- Side: 45' Minimum
- Back: N/A

### Solar Array Information

- 15 MW AC
- 57,360 – 330 Watt Solar Panels
- Post Ground Mount system
- Interconnection to Virginia Dominion





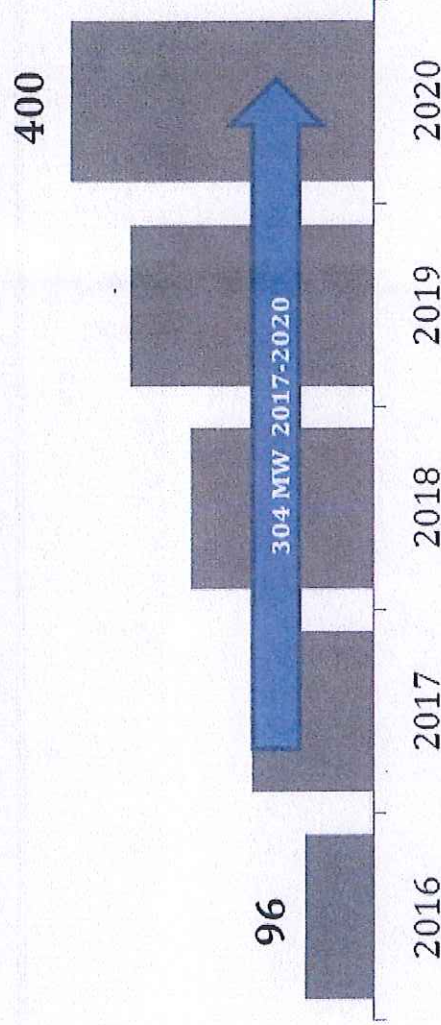
**Ex. B – Fixed-tilt ground-mounted solar array**



# Dominion Solar Growth in Virginia

Renewable Utility Generation Growth  Up to 400 MW of Solar in VA

Expected Cumulative MW In-Service



\*Subject to regulatory approval

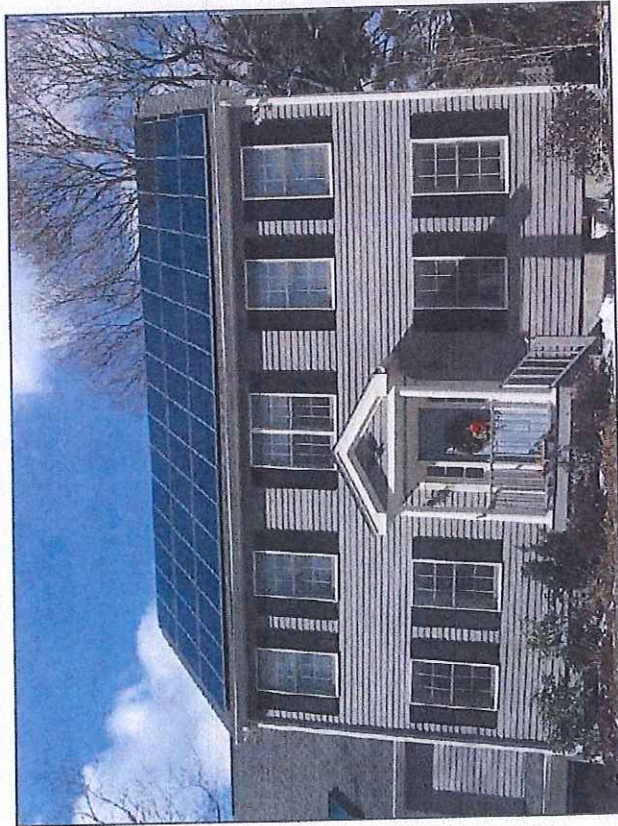




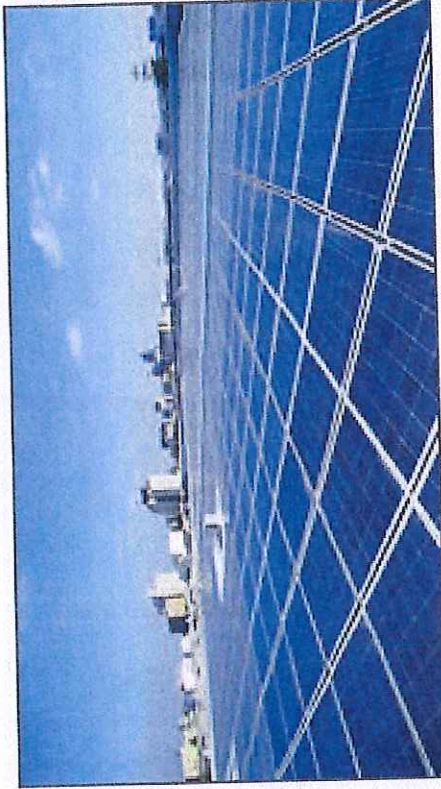


# Solar – PV Markets Evolving Rapidly

Residential



Commercial



**Solar is a growing  
source for distributed &  
centralized electricity  
generation**

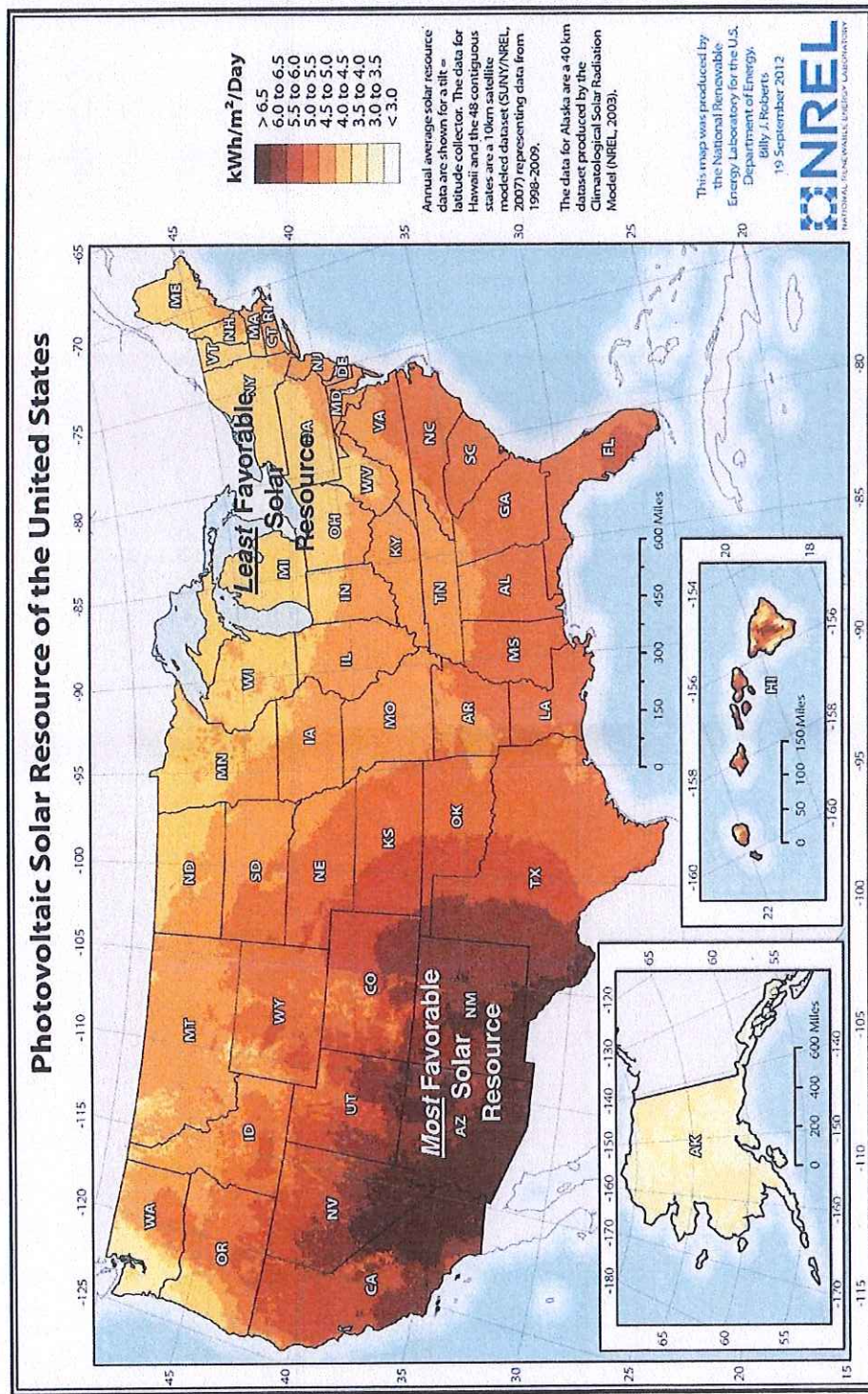
Source: NREL





Dominion

# Solar Resources in the United States



Source: NREL





**Dominion**

## Types of Solar Energy

---

### ■ ***Thermal***

- Converts solar energy into heat
- Examples: Space heating, pool heating & water heating

### ■ ***Photovoltaic***

- Converts solar energy into direct current (DC) electricity using photovoltaic solar cells
- Examples: Electricity, cooling & lighting

### ■ ***Concentrating***

- Uses mirrors or lenses and tracking systems to focus a large area of sunlight into a small beam
- Example: Concentrated heat used to active a steam turbine which in turn powers an electrical generator



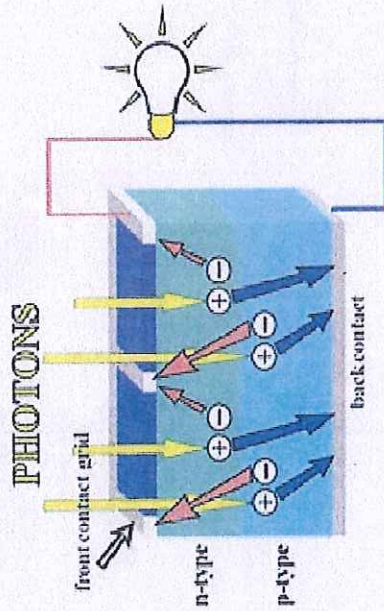


**Dominion**

# Solar - Converting the Sun's Radiation into electricity

## Photovoltaic (PV)

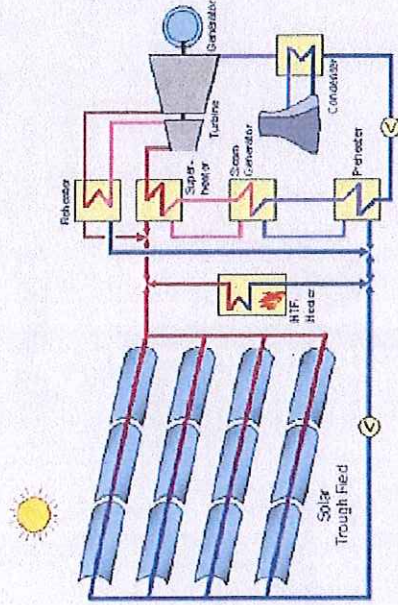
Cells of semi-conductors absorb photons and directly convert them into electrical current.



Can be used anywhere in the U.S

## Concentrating Solar Power (CSP)

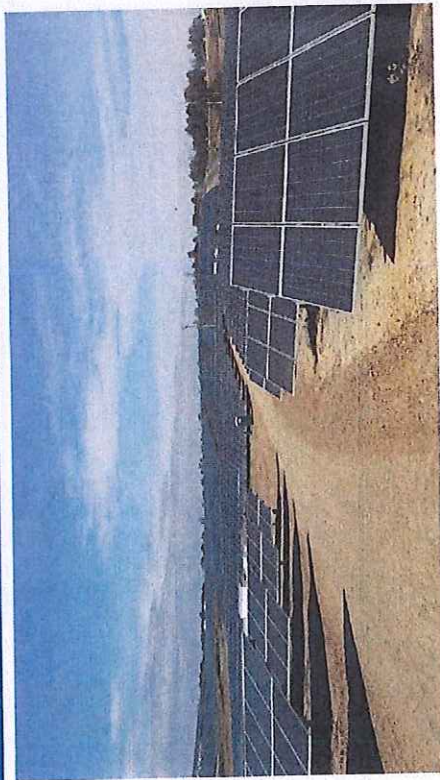
Mirrors focus solar radiation to heat fluids that are used to drive electric generators.



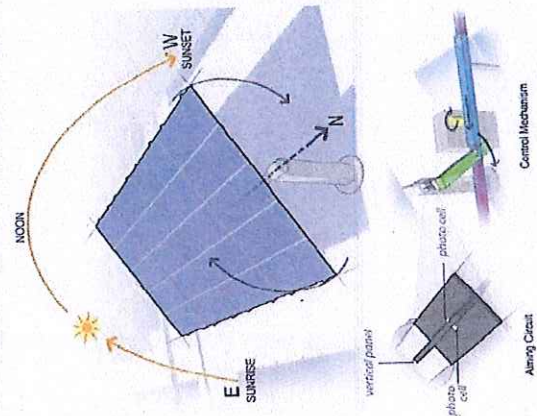
Predominantly in the Southwest U.S. (requires direct sunlight)



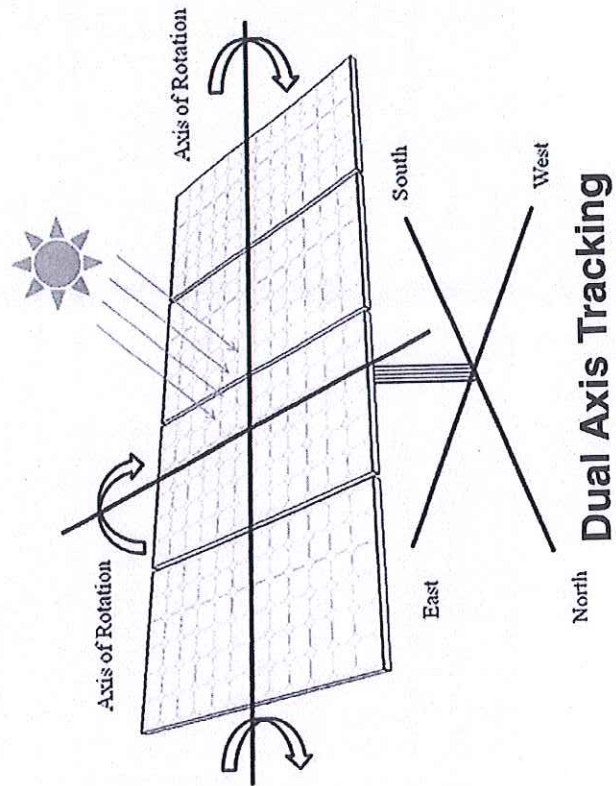
# Comparison of PV Technology



**Fixed Tilt**



**Single Axis Tracking**

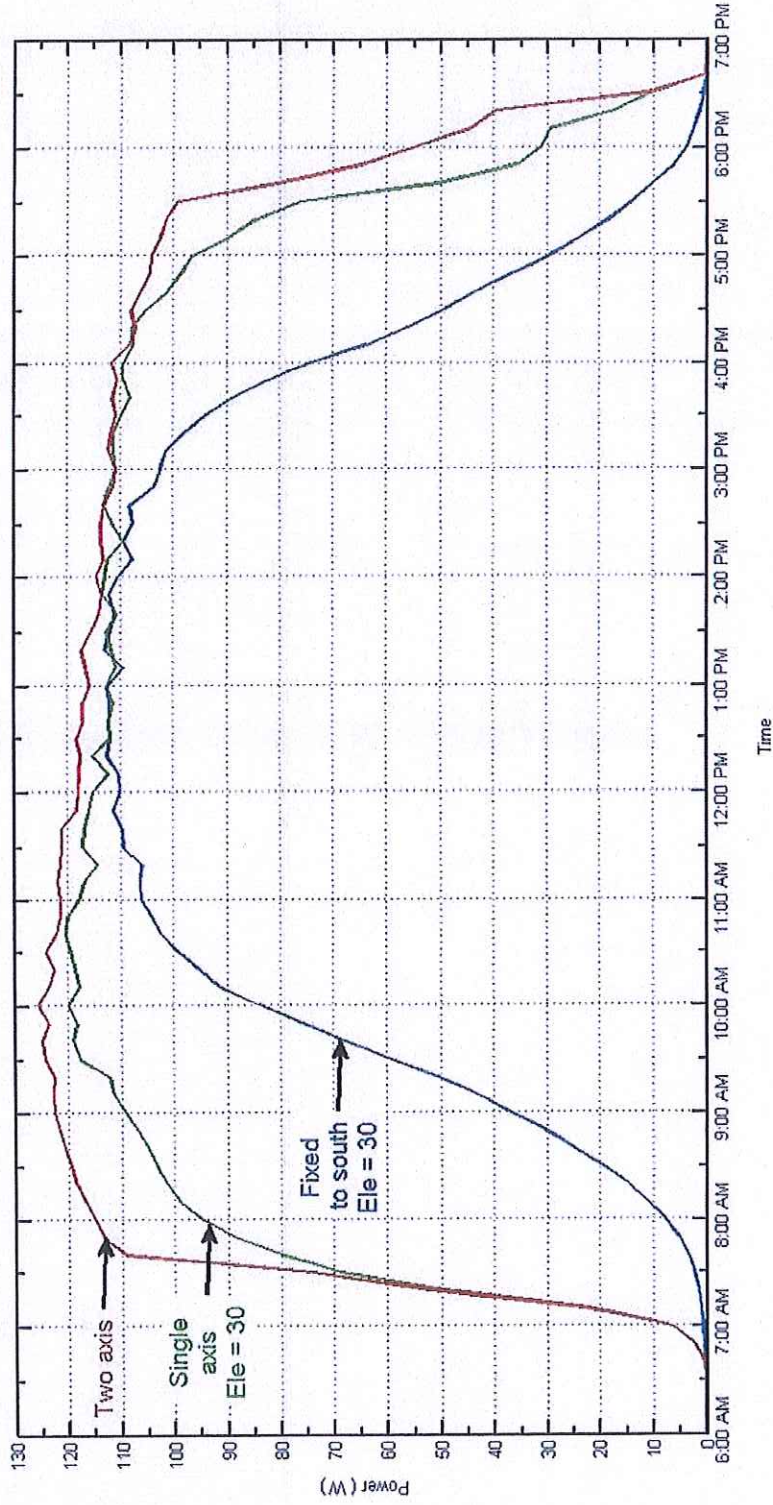


**Dual Axis Tracking**



**Dominion**

# Comparison of PV Technology Output



**Single Axis = 20-25% increase**

**Dual Axis = 30-35% increase**





**Dominion**

## **Considerations for Solar Development**

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- Capacity Factor – ratio of actual output to potential output
- Coal, Natural Gas, Nuclear Power Generation – Base Load
  - Capacity Factor – 75 to 95%
- Solar, Wind – Intermittent Load
  - Capacity Factor – Solar 20 to 25%, Wind – 25 to 30%
  - Solar operates when the sun is shining
  - Wind produces more energy at night
  - Economical storage solutions needed



**Dominion**

# Types of Solar PV Mounting Systems

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## ■ *Ground Mounted*

- Pole mount- driven directly into ground or embedded in concrete
- Foundation mount- concrete slabs or poured footings
- Ballasted footing mount- no ground penetration rather concrete or steel bases; typical in capped landfills

## ■ *Trackers -increase the amount of energy produced per panel*

- Sense the direction of the Sun and tilt the panels as needed for maximum exposure to the light
- One Axis Tracking –increased performance 20-25%
- Dual Axis Tracking- increases performance 30%

## ■ *Fixed Racks- hold panels stationary; set on poles above ground*





# Connecting Solar to the Grid

## ■ *Electric Service Territory in Virginia*

- Local Electric Cooperative
- Municipal
- Dominion Virginia Power

## ■ *Distribution Circuits*

- Serves homes and businesses
- Typically limited to up to 20 MW size projects (34.5 kV – 3 Phase)
- May require re-conductoring or new circuits

## ■ *Transmission Circuits*

- 115 kV – 230 kV – 500 kV
- 60 MW to 100 MW size projects





**Dominion**

# Solar Panel Degradation Rates

## Gradual Reduction in PV Module Output Over Time

### Panel Degradation

- Water ingress and temperature stress are main cause of panel degradation
  - Soiling of panel glass from dirt and dust
  - Scratching of panel glass from wind, rain or hail
  - Antireflective glass deterioration
  - Corrosion of contacts due to exposure to water vapor
- Degradation Rates: Rule of thumb 3% year 1, less than 1%/year thereafter
  - Varies by panel design
    - Silicon only: Median - 0.5% per year, (0.7% average)\*
    - Thin Film: Median - 1% per year, (1.5% average)\*
  - Varies by technology
    - Amorphous Silicon (a-Si) - 0.95% per year\*
    - Cadmium Telluride (CdTe) - 0.3% per year\*
    - Copper Indium Gallium Selenide (CIGS) - 0.02% per year\*
    - Crystalline Silicon (mono-Si) - 0.23% per year\*
    - Multicrystalline Silicon (multi-Si) - 0.59% per year\*

### Manufacture Guarantee

- Guarantee of efficiency rate varies by panel type and manufacturer
  - Sunpower: 90% of peak power for first 12 years, 80% through 25 years
  - First Solar: 90% of nominal power rating for 10 years, 80% for 25 years
  - Suntech: 90% of nominal power first 12 years, 85% 18 years, 80% 25 years

### Solar Operating Life

- 30 – 35 years

\*Source: NREL "Photovoltaic Degradation Rates – An Analytical Review"





**Dominion**

## Solar Operations & Maintenance (O&M)

### ■ ***Preventative Maintenance***

- |                         |             |
|-------------------------|-------------|
| ■ Panel Cleaning        | 1-2x / Year |
| ■ Vegetation Management | 1-3x / Year |
| ■ Wildlife Prevention   | Variable    |
| ■ Water Drainage        | Variable    |
| ■ Electronics / Sensors | Variable    |
| ■ Inverter Servicing    | 1-2x / Year |
| ■ Tracker Maintenance   | 1-2x / Year |

### ■ ***Reactive Maintenance***

- Monitoring Systems
- Production loss issues
- Degradation issues

### ■ ***Condition-Based Maintenance***

- Warranty Enforcement including performance thresholds
- Equipment Replacement (Planned and Unplanned)





## **Dominion Considerations for Solar Development**

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- **Benefits**
- **Taxes**
  - **Land**
  - **Assets constructed on the land**
    - §58.1-3660 Certified Pollution Control Equipment Exemption (HB1305 – 3/11/2016)
    - Portion of sales tax may be exempt (panels, inverters, etc.) – racks, conduit, etc. not exempt
  - **Direct – Indirect - Induced**
- **Construction Jobs (20 MW ~ 250/300 over 6-7 month period)**
- **Operational Jobs – 1 FTE – Routine O & M**
- **Operational**
  - **No Noise – No Dust – No Odor**
  - **Operational Life – 30 to 35 years**
  - **Free Fuel – When Sun is Shining**
- **Educational**
  - **DVP's Solar in the Classroom Partnership**
- **Clean Power Plan/Regulatory Compliance**





**Dominion**

## 16 Megawatt Solar Facility – Aerial View

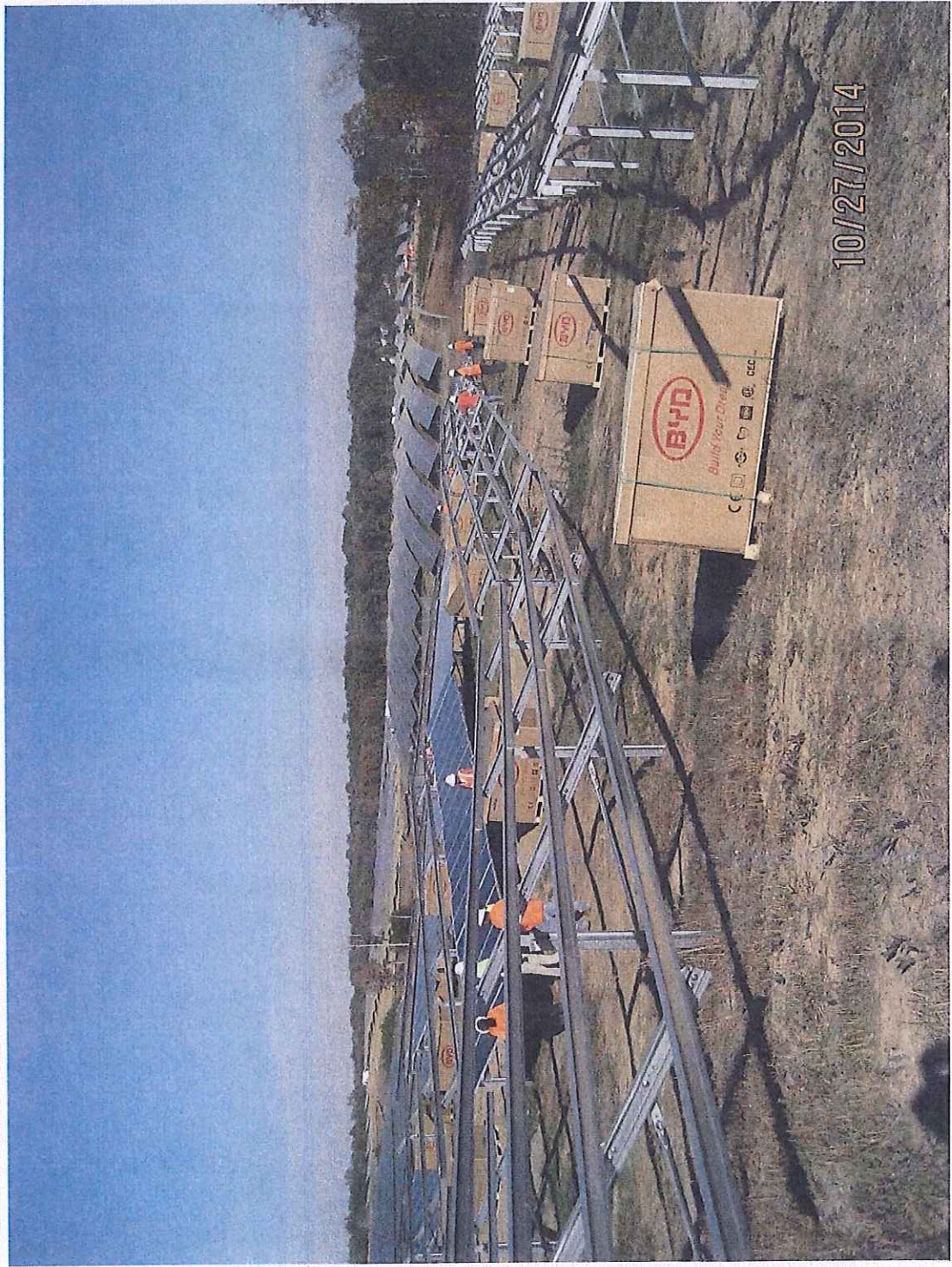






**Dominion**

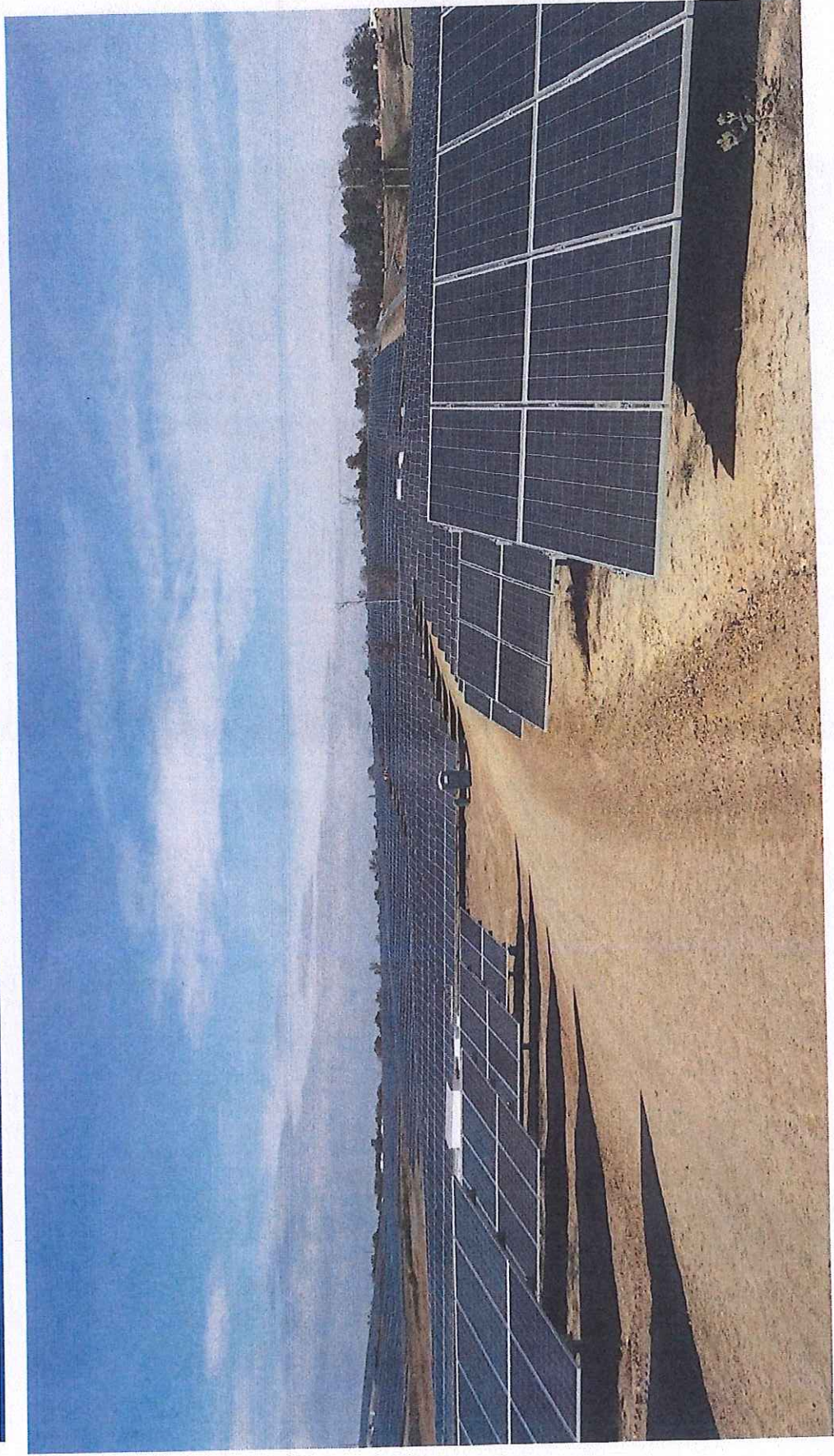
## Solar Facility Under Construction







## Solar Facility – Frontal View







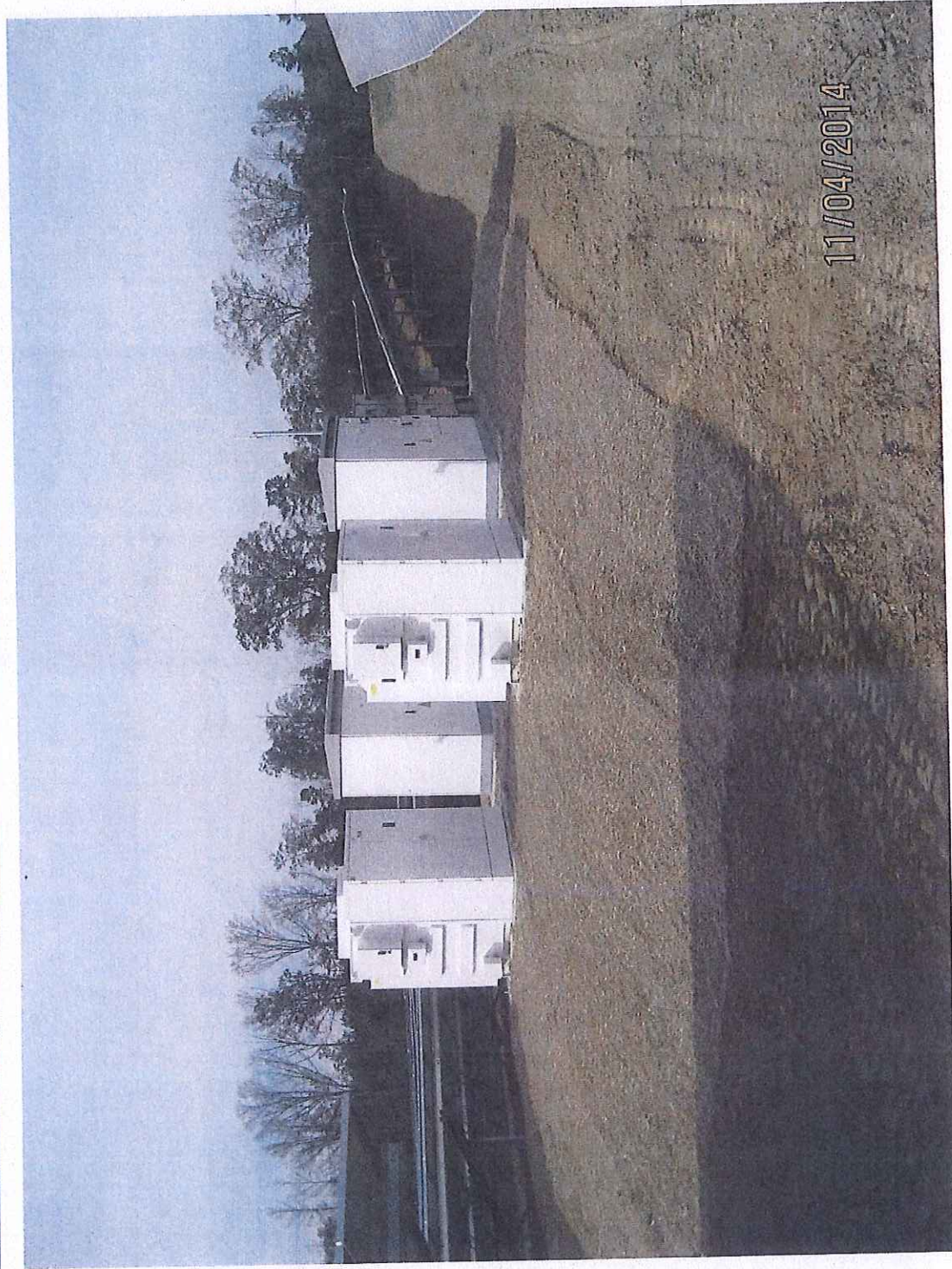
## Solar Facility – Rear View







## Solar Facility – Transformers & Inverters







**Dominion**

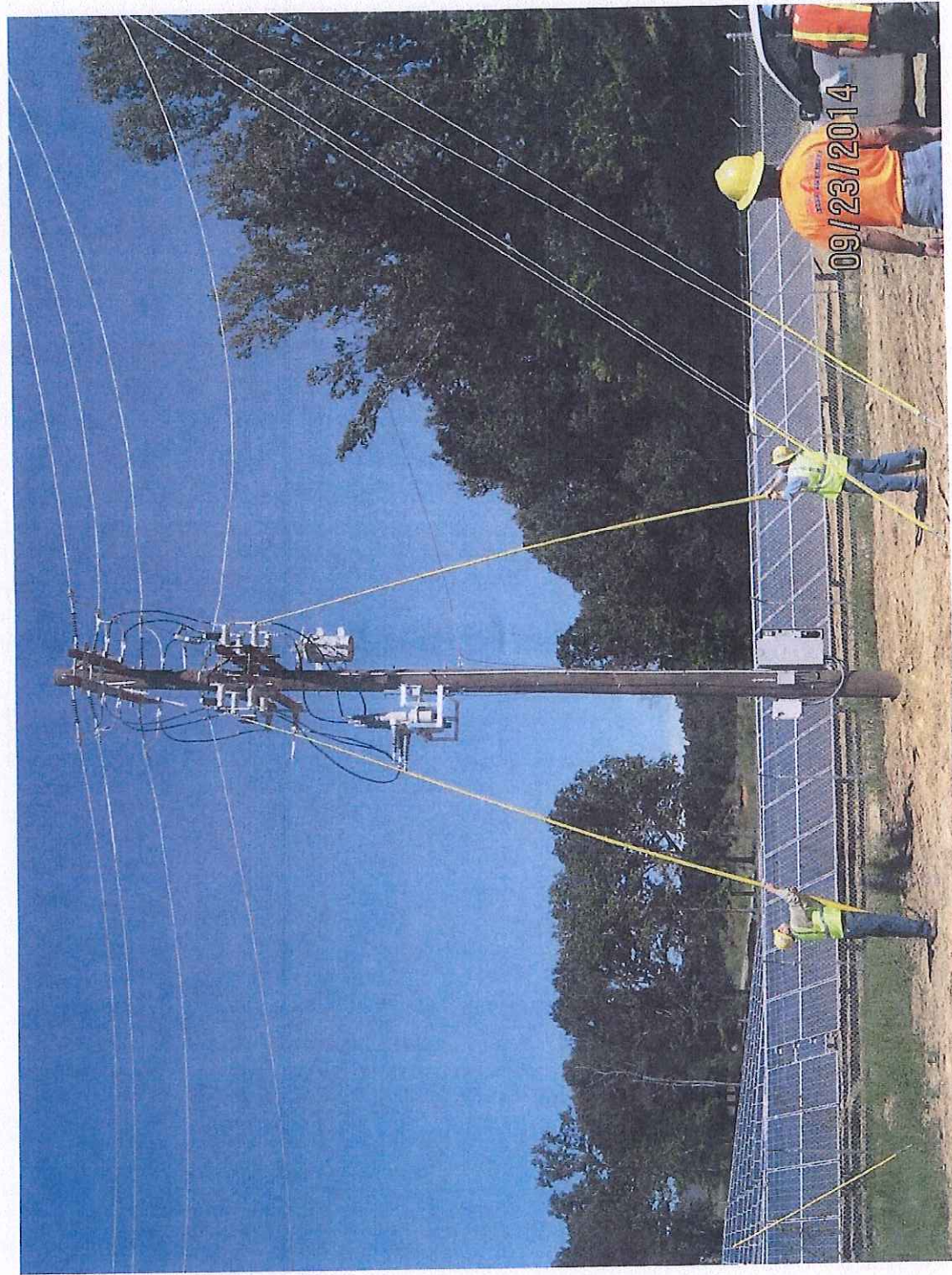
## Solar Facility – Security Fencing





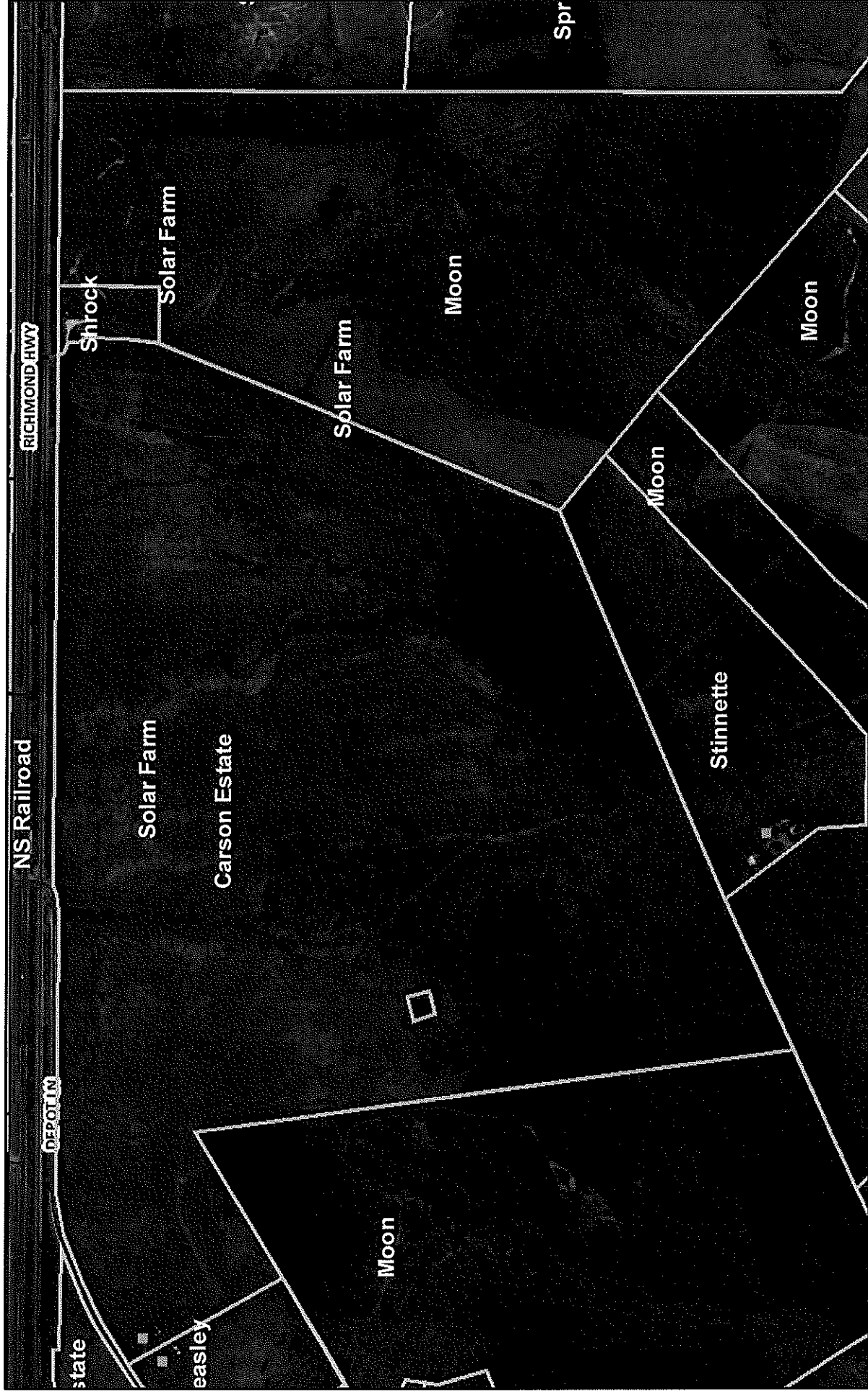


## Solar Facility – Electrical Interconnection





# Solar Farm

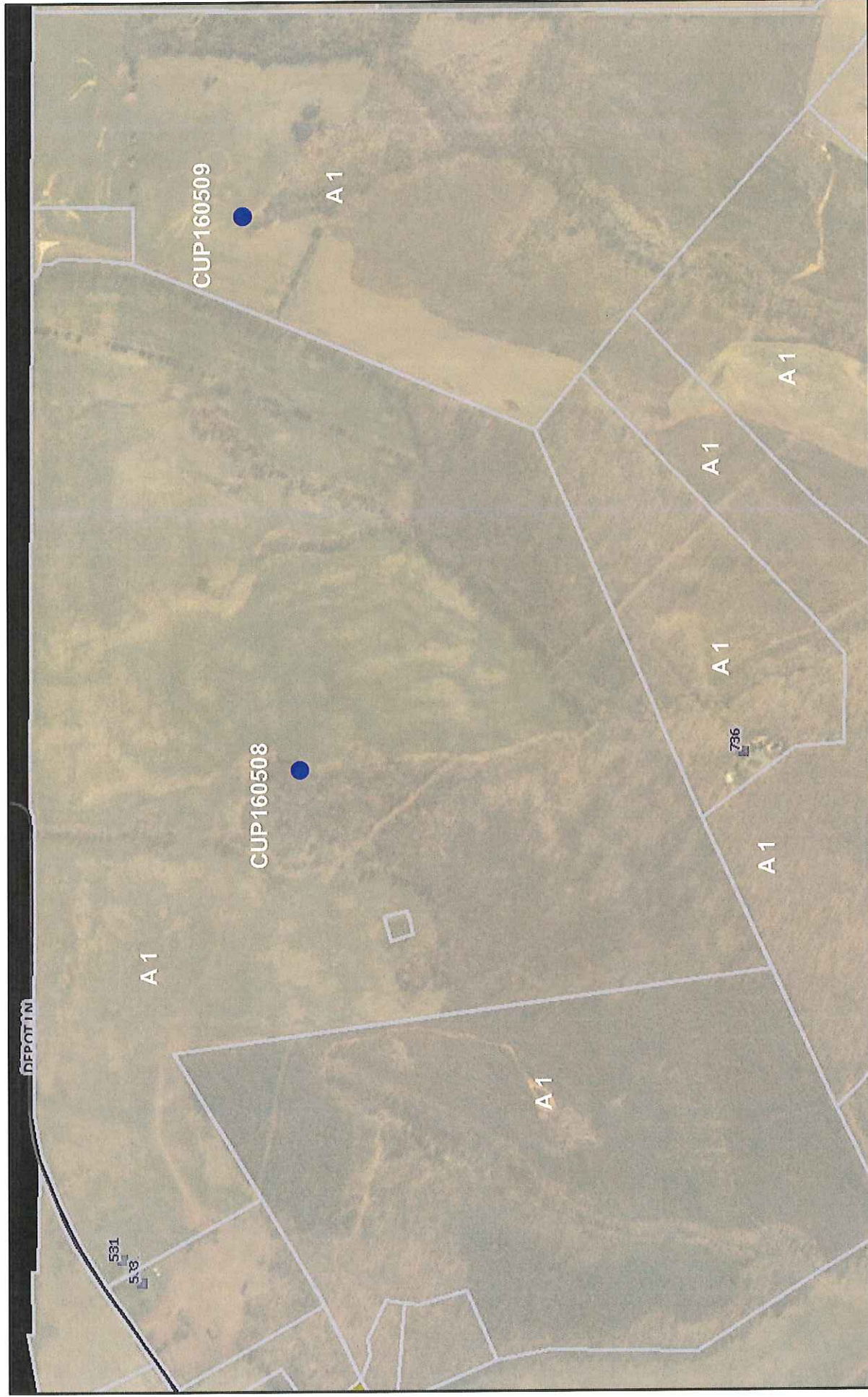


August 31, 2016

Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

# CUP160508 Zoning



September 6, 2016

pointLayer

● Override 1

Parcels

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

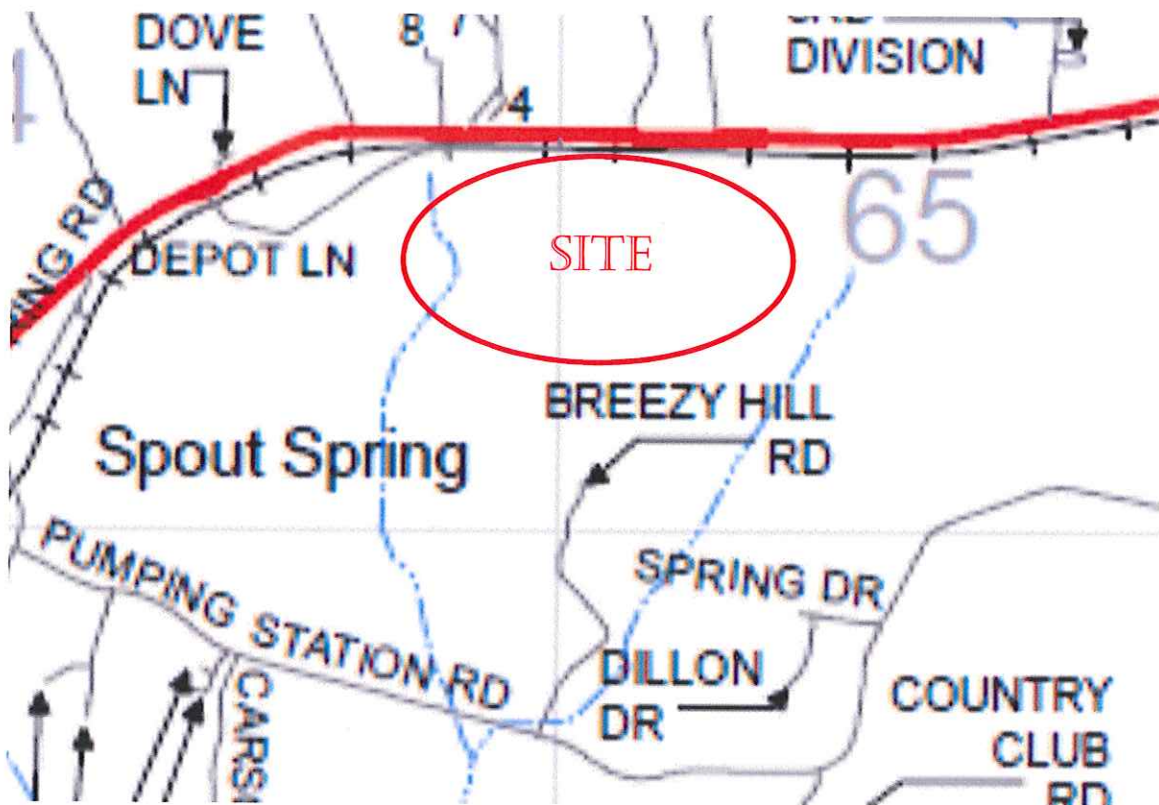
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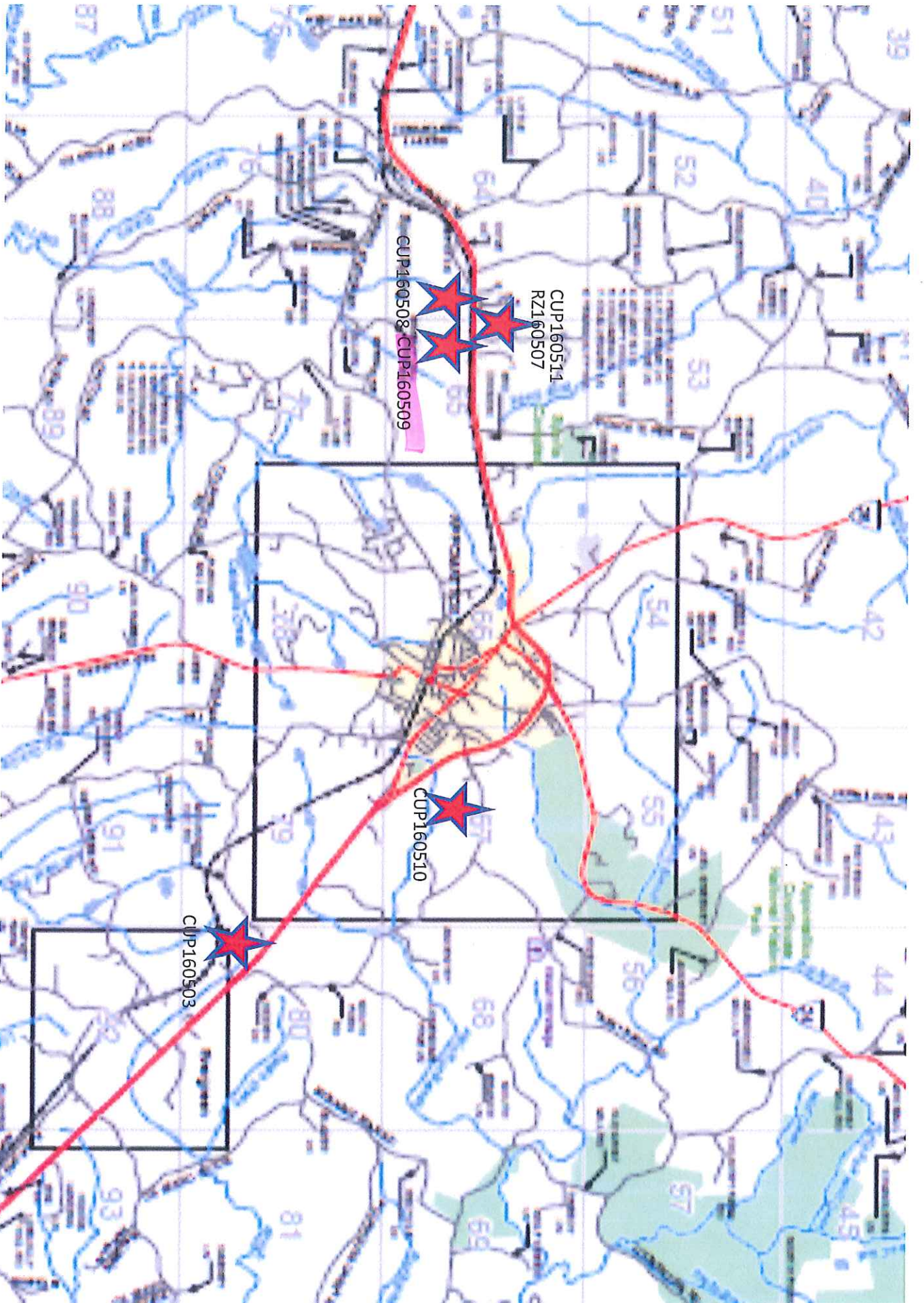


# *Appomattox County* VIRGINIA

## JOINT PLANNING COMMISSION MEETING FOR SEPTEMBER 14, 2016



CUP 16-0509  
NEW ENERGY VENTURES LLC  
MOON






**County of Appomattox  
Department of Community Development  
Staff Report**

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**To:** Planning Commission

**From:** Johnnie Roark   
Director of Community Development

**Date:** September 14, 2016

**RE:** Conditional Use Permit Application CUP16-0509-Moon/New Energy Ventures LLC

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**SYNOPSIS**

New Energy Ventures LLC (applicant)/Danny Moon (property owner) is requesting a conditional use permit to locate a solar farm (Resource Extraction) at property located off of Richmond Highway in the Spout Spring community.

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**Specifics**

Applicant:	New Energy Ventures LLC (Jack Sterne, agent)
Property Owner:	Danny Moon
Current Use:	Agricultural
Proposed Use:	add Solar Farm (Resource Extraction)
Surrounding Uses:	Sporadic Residential, Agricultural
Parcel Size:	Approximately 108 acres, approx.. 28 acres for this use
Zoning:	A-1, Agricultural
Surrounding Zoning:	A-1, Agricultural
Tax Map Number(s):	63 (A) 17

---

**ANALYSIS**

New Energy Ventures is proposing to build a 15 MW solar electric farm to be located on two properties adjacent to one another (Moon and Carson) and adjacent to Richmond Highway (Route 460) in the Spout Spring Area. This property (Moon) is the smaller of the two properties at 108 acres, with approximately 28 acres being used for this project. The other property (Carson) is 190 acres with approximately 50 acres being used for this project. Both properties are currently being used for cattle grazing with the remainder of the property mainly in timber. Both properties will be used to develop a single project, which will be interconnected at Dominion Power's South Creek Substation, approximately 1.5 miles to the east. The solar farm will deploy approximately 57,000 solar PV panels using a fixed-tilt ground-mounted configuration. The panels will be mounted on galvanized steel frames approximately 4 to 6 feet above ground. A small maintenance shed may be constructed on-site. Construction is expected to take 6-9 months with a completion timeframe of the fourth quarter of 2017.

**PROJECT IMPACTS**

Project impacts will be minimal once construction is complete. Construction will provide approximately 180 jobs during the construction phase. There will be some visual impact from

Richmond Highway (Route 460) and from Depot Lane (Route 674). However, the existing railroad berm will provide some visual buffer. The property is not visible from the south (Pumping Station Road). Access to the property would be via two existing entrances on Richmond Highway. The project will use no water or create no air emissions or noise. The loudest equipment, the electric inverters, will produce approximately 60 db at a distance of 30 feet. For example, an air conditioning unit at 100 feet is approximately the same decibel level. For contrast, ambient highway noise along Route 460 is estimated to be 70 db. The project will run downhill thus increasing the limited visibility from Richmond Highway.

After construction, the site will be visited 5 or 6 times annually and as maintenance is needed.

The project has been designed to avoid several small streams on the properties and tree cutting will be kept to a minimum. The applicant will require a variance from the side setback along the mutual property line. The variance will be processed upon completion of the CUP.

The applicant states that the lease agreement includes a bond that will be held in place pending the complete removal of the facility at the end of its useful life (20 to 30 years).

### **Planning Considerations**

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.  
*This use appears to be in line with the general objectives of the Comp Plan.*
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.  
*The proposed use is being designed to mitigate any impact to the greatest extent.*
3. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*The proposed use will not be hazardous to the neighborhood.*
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*The impact on public facilities is negligible.*
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.  
*Use will not negatively impact public facilities or services. Use provides added benefit by enhancing the nation's green infrastructure.*
6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.  
*Minimal traffic will be associated with this use.*



7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.  
*The proposed use will not negatively impact natural, scenic or historic features based on sketch plan.*

**Recommended Conditions**

1. The project will generally conform to the sketch drawing marked as “Exhibit A” and submitted with the petition August 26, 2016.
2. All applicable local, state, and federal laws will be followed as necessary.
3. At the end of the project “life cycle”, all equipment, including panels, mounts, etc. will be removed and the property returned to its previous state as productive farmland.

**Planning Commission Action:**

The following motions are available for the Planning Commission:

**To approve as submitted:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of New Energy Ventures LLC (applicant), Danny Moon (owner) to operate a solar farm (Resource Extraction), as submitted.

**To approve with conditions:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of New Energy Ventures LLC (applicant), Danny Moon (owner) to operate a solar farm (Resource Extraction), with the following conditions:

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**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of, New Energy Ventures LLC (applicant), Danny Moon (owner) to operate a solar farm (Resource Extraction), as the petitioner has failed to show the following:

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## Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

### APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

**Applicant Name:** New Energy Ventures, Inc.

**Address:** \_\_\_\_\_

**Phone:** (760) 212-8120 **email:** john@kampfcapital.com

**Property Owner Name:** Danny R. Moon

**Address:** 619 Breezy Hill Rd. Spout Spring, VA 24593

**Phone:** (434) 660-7084 **email:** danny@cseonline.net

**Authorized Agent/Contact Person:** Jack Sterne

**Address:** 1405 Monroe St. NE Washington, DC 20017

**Phone:** (202) 844-6464 **email:** jack@risingtidestrategies.com

### Project Information

**Location/Address of Property (from County Administration office):** N/A

**Tax Map Number(s):** 63 A 17

**Election District:** Spout Spring

**Size of Parcel(s):** 108.13

**Amount of area to be utilized by  
proposed use:** 27.7 acres

**Current Zoning:** A-1

**Current Land Use:** Agricultural

**Proposed Zoning:** N/A

**Proposed Land Use:** Solar Farm

**Please describe the proposed project or purpose of the request:** See attached.

**Proffers:** The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** ☒ YES ☐ NO (If yes, please submit proffer statement to staff.)



**Traffic Impact Analysis:** If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

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### **Justification**

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The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

**Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.**

\_\_\_\_\_  
Please see attached supplemental information for these three questions.  
\_\_\_\_\_  
\_\_\_\_\_

**Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.**

\_\_\_\_\_  
**Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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### **Certification**

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I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: \_\_\_\_\_

Date: 8/24/16

Print Name: \_\_\_\_\_

Jack K. Stone

## NEW ENERGY VENTURES, INC.

Subject: Supporting Information for Conditional Use Permit for Solar Farm

Reference: 531 Depot Lane, Parcel 62 A 170A

Date: August 25, 2016

### Project Description

New Energy Ventures is proposing to build a 15 MW solar electric farm to be located on two properties adjacent to Highway 460, just west of Appomattox. The first property (the subject property) is approximately 190 acres, Parcel 62 A 170 A, zoned Agricultural (A-1). The property has a residence on the west end and a substantial cleared area, which is currently used for cattle grazing. The remainder of the property is timbered. New Energy Ventures has entered into a Lease-Option Agreement with the property owners, Cliff W. Carson and Henriette C. Beasley, which allows New Energy Ventures the right to proceed with development of a solar electric farm. We have also executed a similar agreement with Danny R. Moon, the owner of the property to the east, Parcel 63 A 17.

We will use both properties to develop a single project, which will be interconnected at Dominion Virginia Power's South Creek Substation, approximately 1.5 miles to the east. The solar farm will deploy approximately 57,000 solar PV panels using a fixed-tilt ground-mounted configuration. The panels will be mounted on galvanized steel frames approximately 4-6 feet above ground (please see Ex. B). In addition, one small maintenance shed may be constructed on the site. Total project capital cost is estimated at between \$17 million and \$20 million.

### Compliance with Zoning Ordinance

This project complies with the purpose of the zoning ordinance by allowing the owners of land zoned A-1 to derive additional income from their land in a manner consistent with surrounding agricultural uses. Because we are spreading the project over two adjacent properties, both owners will still be able to use a substantial portion of their property for grazing, timbering, or both. As a result, both parcels will retain their essential agricultural characteristics, "protecting existing and future farming operations," which is the purpose of the A-1 zone.

Section 19.6-67(A) of the county code also states that the A-1 district "is intended to minimize the demand for unanticipated public sewer, public water, and new roadways, by reducing development densities and discouraging large-scale development." The proposed project will not require any public sewer, water or roadway development, and will allow some development by the property owners without increasing residential densities.

The proposed solar farm is similar in character and visual impact to a number of uses allowed as of right in the A-1 zone, such as a commercial kennel, an intensive farming facility, a residential human care facility, a commercial stable, or a winery. It is substantially less intrusive, from both a visual and audio perspective, than some conditional uses that are named in the zoning ordinance, such as an automobile graveyard, a transfer station, or a wind energy system.



### Compliance with Comprehensive Plan

The project will provide approximately 180 jobs during the construction phase, and then ongoing income during the life of the project that will inure to the benefit of Appomattox County. The project also provides the highest and best economic use of the property. Because of the location of the property next to the railroad tracks, it would be extremely challenging to develop it for any other future use (such as retail), and the income to be derived from the project is substantially more than the owners can realize through grazing or timbering their land.

As described below, the project will result in no environmental impacts and actually provides environmental benefits by creating clean, non-polluting electricity. In addition, the project may even provide a draw for the types of industries that have corporate commitments to procure power from clean energy sources. Dominion has a program by which it can sell power from this project directly to such customers, and the Economic Development Authority of Appomattox County could use the existence of the project as a potential lure for such companies.

### Project Impacts

The impacts of the project will be minimal, and it will be barely visible from Hwy 460. The project will use no water in the solar electric generation process, and will generate no air emissions and no noise. There will be no additional burden to the County's infrastructure including roads, water and sewer service, schools, or fire/police.

The system generates electricity during the day-time only, and will not produce noise at night. The electric inverters, the loudest equipment, will produce approximately 60db at a distance of approximately 30 feet. There will be no permanent light fixtures. By their very nature, solar panels absorb sunlight and produce no glare or glint. Moreover, because there is a berm for the railroad between Hwy 460 and the project site, and the project will run downhill from that high point on the property, it will be virtually invisible to passing motorists.

The proposed impervious area is expected to be 2-3%. The storm-water management system will comply with applicable State and County requirements. The existing site land is a combination of grazing and woodlands. While there are some spring-fed streams on both the Carson and Moon properties, the project has been designed to avoid any potential impact on those streams. Tree-clearing will be kept to a minimum.

The project will comply with all applicable building, electrical, fire-protection and safety codes. Set-backs, buffering and landscaping will meet County ordinances and will adequately screen the site from neighboring properties, although we do request a mutual waiver of setback requirements where the project shares a property line with the adjacent Carson property.

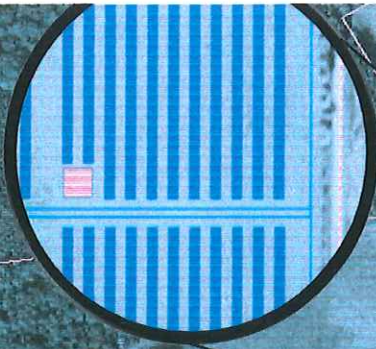
Subject to receiving all required local, State and Federal permits, construction is expected to take 6 to 9 months, with completion in the 4th quarter of 2017. The anticipated service life of the solar farm is 20-30 years. At the end of the service life of the project, the project will be completely removed, with the landscape returned to its former state, and the lease will provide for a bond to ensure such removal.

Please provide the tax map identification number, name, and address of all parcels that adjoin your proposed development and directly across the street.

[illegible]



Chimney Road Highway



Parcel 62 A 170 A  
190 Acres

Parcel 63 A 17  
108 Acres

## Map Legend



Solar Inverter Pads



Solar Panels



Access to Property  
from Highway

Service Access within  
Solar Facility

## 531 Depot Lane 15 MW Solar Farm

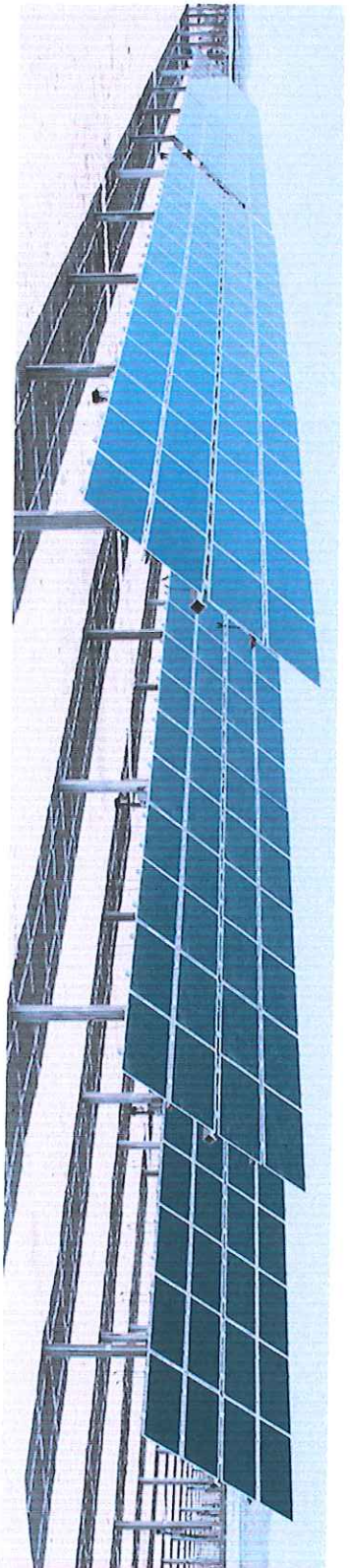
### Property Line Setbacks to Solar Array

- Front: 172' from eastbound highway centerline
- Side: 45' Minimum
- Back: N/A

### Solar Array Information

- 15 MW AC
- 57,360 – 330 Watt Solar Panels
- Post Ground Mount system
- Interconnection to Virginia Dominion





Ex. B – Fixed-tilt ground-mounted solar array

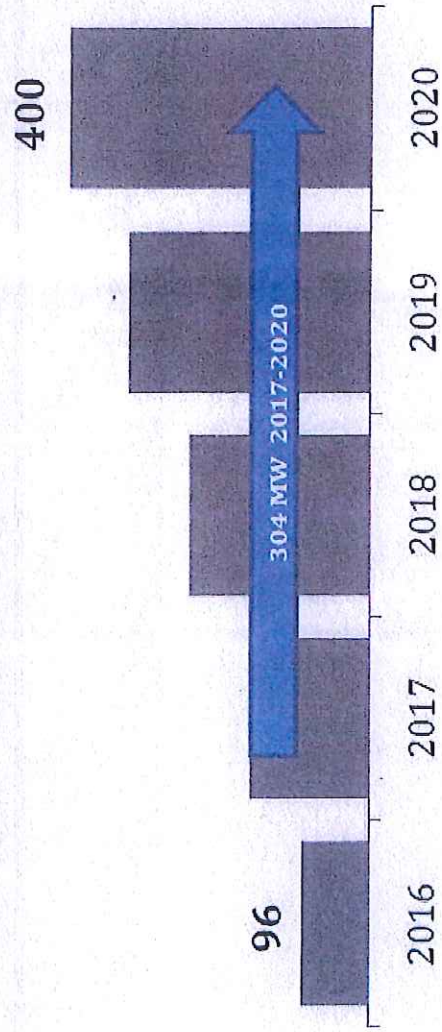




# Dominion Solar Growth in Virginia

Renewable Utility Generation Growth  Up to 400 MW of Solar in VA

Expected Cumulative MW In-Service



\*Subject to regulatory approval

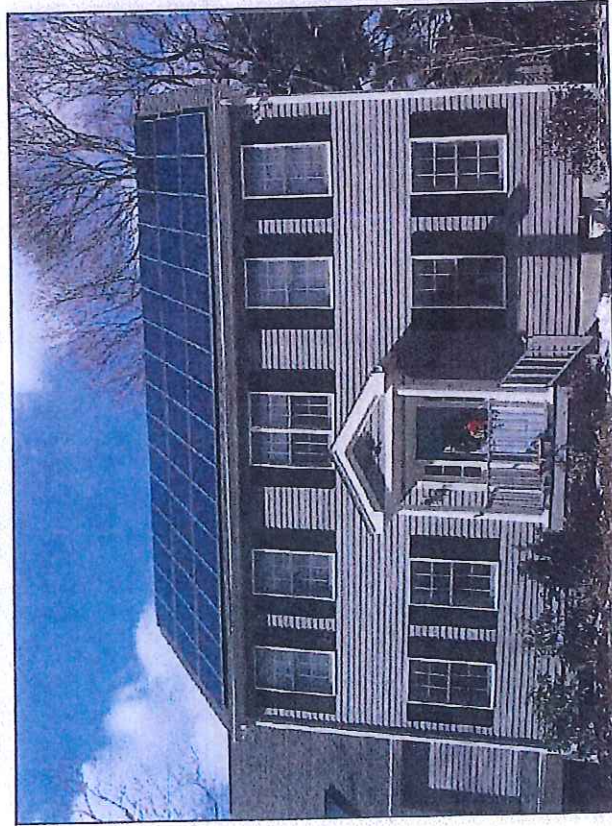




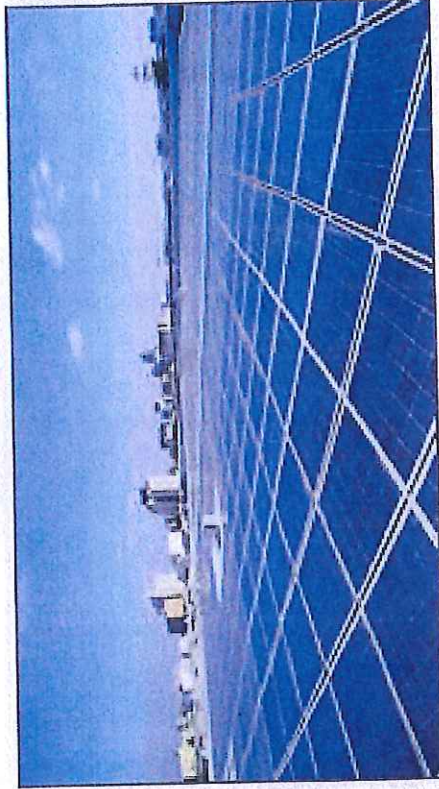
**Dominion**

## Solar – PV Markets Evolving Rapidly

**Residential**



**Commercial**



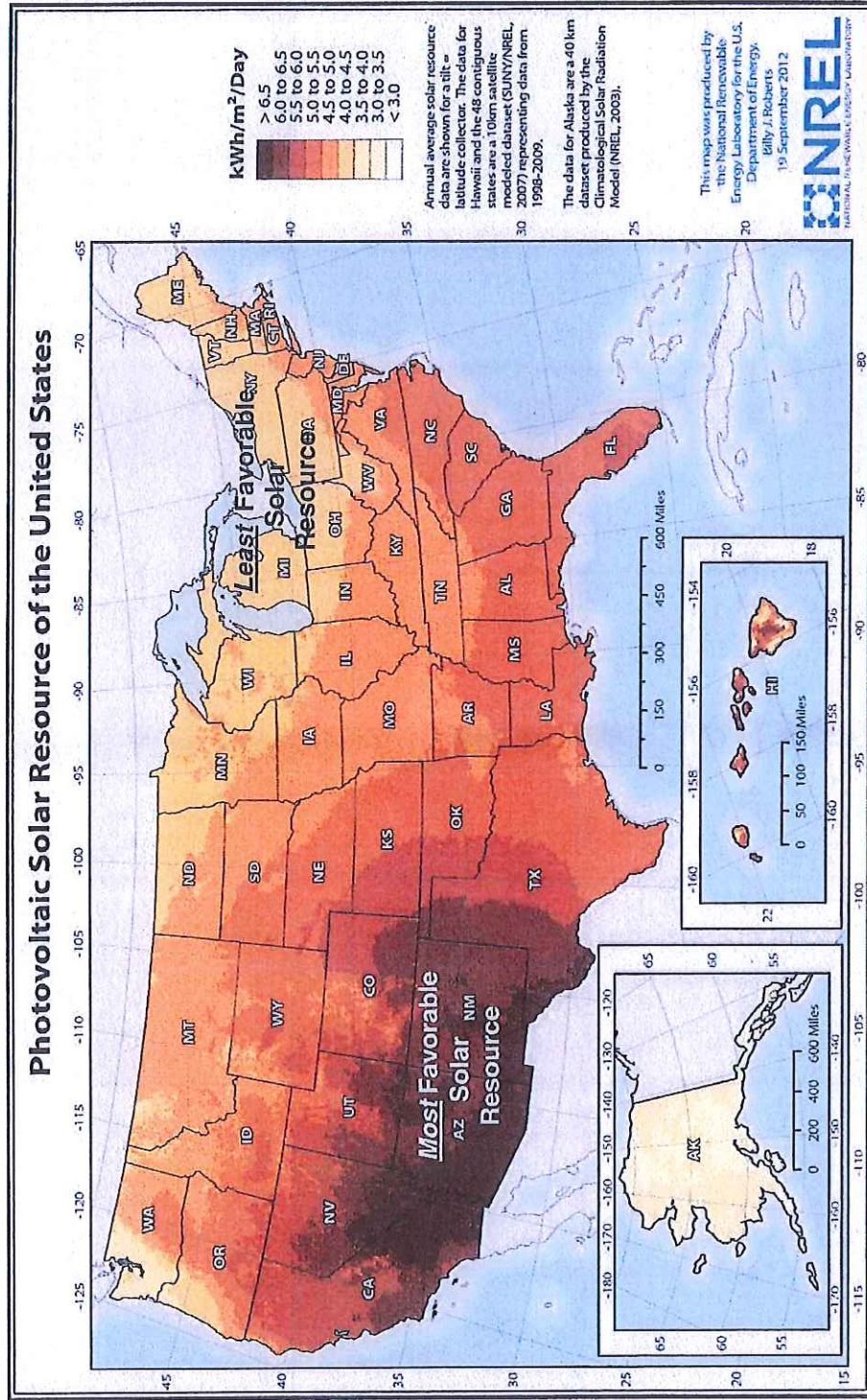
**Solar is a growing  
source for distributed &  
centralized electricity  
generation**

Source: NREL





# Solar Resources in the United States



Source: NREL





**Dominion**

## Types of Solar Energy

---

### ■ ***Thermal***

- Converts solar energy into heat
- Examples: Space heating, pool heating & water heating

### ■ ***Photovoltaic***

- Converts solar energy into direct current (DC) electricity using photovoltaic solar cells
- Examples: Electricity, cooling & lighting

### ■ ***Concentrating***

- Uses mirrors or lenses and tracking systems to focus a large area of sunlight into a small beam
- Example: Concentrated heat used to active a steam turbine which in turn powers an electrical generator



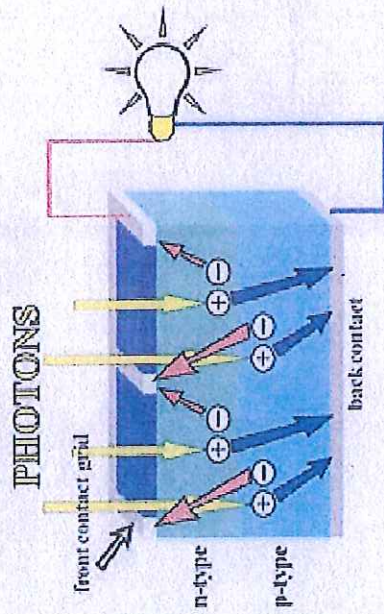


**Dominion**

# Solar - Converting the Sun's Radiation into electricity

## Photovoltaic (PV)

Cells of semi-conductors absorb photons and directly convert them into electrical current.

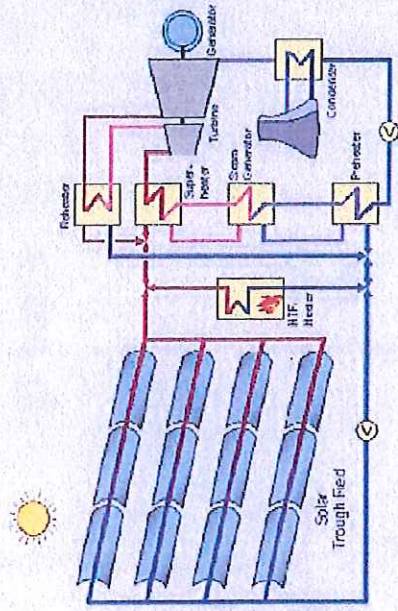


Can be used anywhere in the U.S

Source: NREL

## Concentrating Solar Power (CSP)

Mirrors focus solar radiation to heat fluids that are used to drive electric generators.



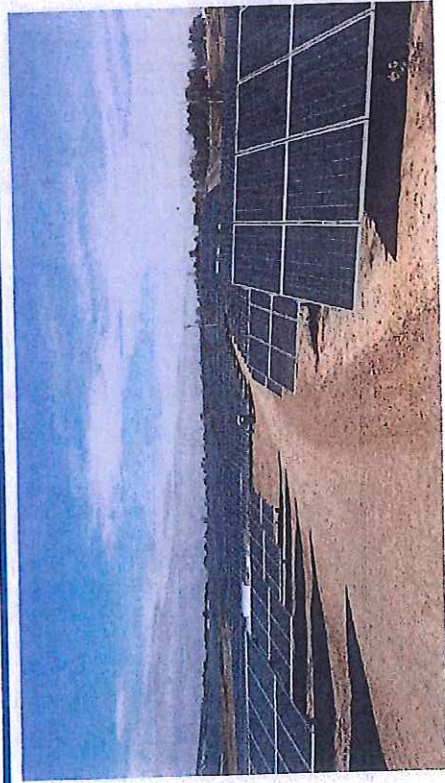
Predominantly in the Southwest U.S. (requires direct sunlight)



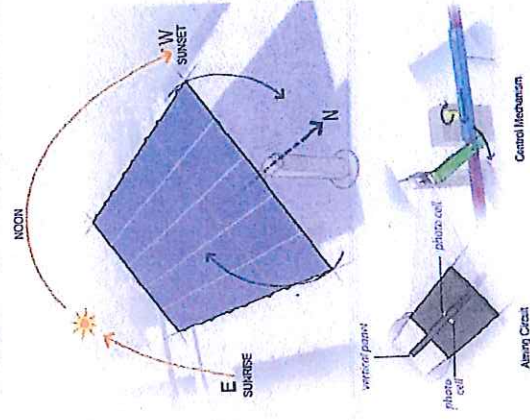


**Dominion**

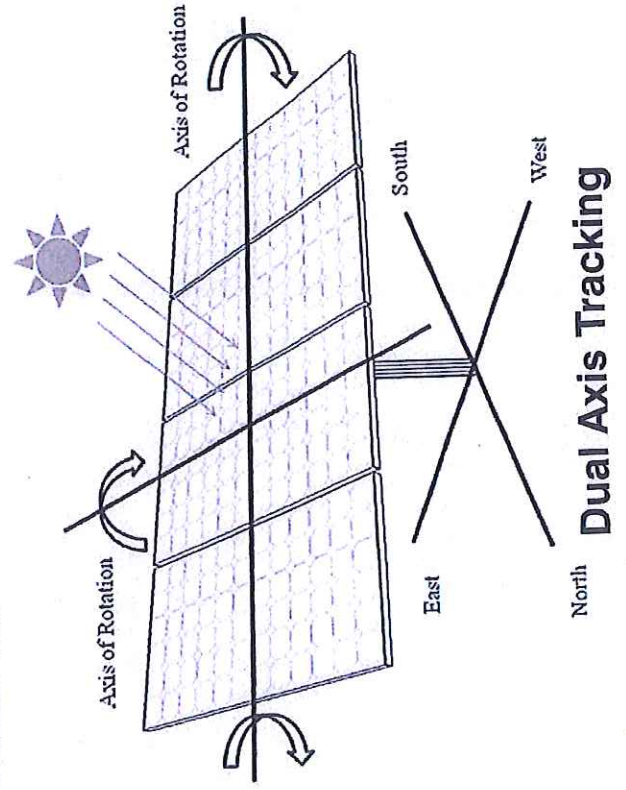
# Comparison of PV Technology



**Fixed Tilt**



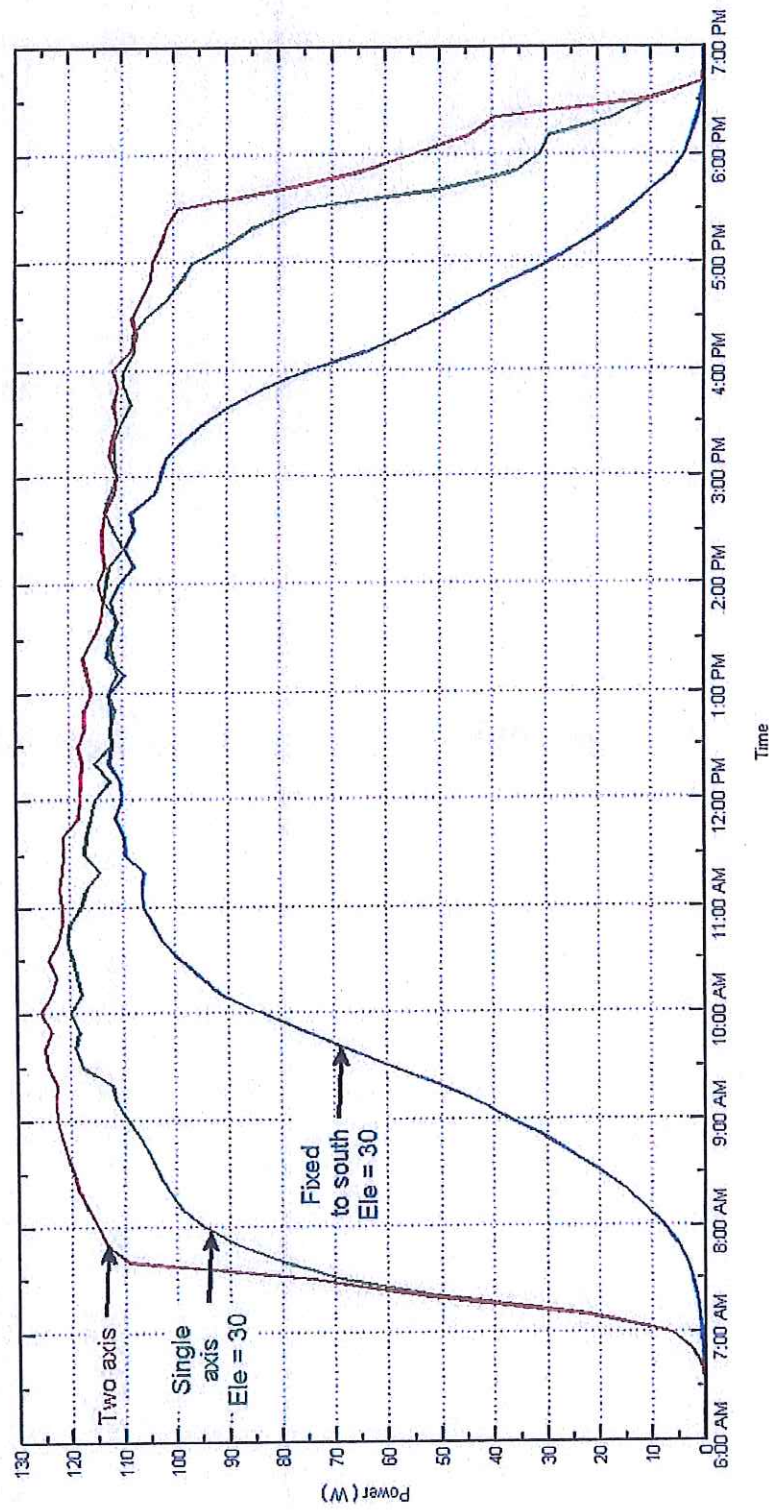
**Single Axis Tracking**







# Comparison of PV Technology Output



**Single Axis = 20-25% increase**

**Dual Axis = 30-35% increase**



**Dominion**

## **Considerations for Solar Development**

---

- Capacity Factor – ratio of actual output to potential output
- Coal, Natural Gas, Nuclear Power Generation – Base Load
  - Capacity Factor – 75 to 95%
- Solar, Wind – Intermittent Load
  - Capacity Factor – Solar 20 to 25%, Wind – 25 to 30%
  - Solar operates when the sun is shining
  - Wind produces more energy at night
  - Economical storage solutions needed





# Types of Solar PV Mounting Systems

## ■ *Ground Mounted*

- Pole mount- driven directly into ground or embedded in concrete
- Foundation mount- concrete slabs or poured footings
- Ballasted footing mount- no ground penetration rather concrete or steel bases; typical in capped landfills

## ■ *Trackers -increase the amount of energy produced per panel*

- Sense the direction of the Sun and tilt the panels as needed for maximum exposure to the light
- One Axis Tracking –increased performance 20-25%
- Dual Axis Tracking- increases performance 30%

## ■ *Fixed Racks- hold panels stationary; set on poles above ground*





**Dominion**

# Connecting Solar to the Grid

## ■ *Electric Service Territory in Virginia*

- Local Electric Cooperative
- Municipal
- Dominion Virginia Power

## ■ *Distribution Circuits*

- Serves homes and businesses
- Typically limited to up to 20 MW size projects (34.5 kV – 3 Phase)
- May require re-conductoring or new circuits

## ■ *Transmission Circuits*

- 115 kV – 230 kV – 500 kV
- 60 MW to 100 MW size projects





**Dominion**

# Solar Panel Degradation Rates

## Gradual Reduction in PV Module Output Over Time

### Panel Degradation

- Water ingress and temperature stress are main cause of panel degradation
  - Soiling of panel glass from dirt and dust
  - Scratching of panel glass from wind, rain or hail
  - Antireflective glass deterioration
  - Corrosion of contacts due to exposure to water vapor
- Degradation Rates: Rule of thumb 3% year 1, less than 1%/year thereafter
  - Varies by panel design
    - Silicon only: Median - 0.5% per year, (0.7% average)\*
    - Thin Film: Median - 1% per year, (1.5% average)\*
  - Varies by technology
    - Amorphous Silicon (a-Si) - 0.95% per year\*
    - Cadmium Telluride (CdTe) - 0.3% per year\*
    - Copper Indium Gallium Selenide (CIGS) - 0.02% per year\*
    - Crystalline Silicon (mono-Si) - 0.23% per year\*
    - Multicrystalline Silicon (multi-Si) - 0.59% per year\*

### Manufacture Guarantee

- Guarantee of efficiency rate varies by panel type and manufacturer
  - Sunpower: 90% of peak power for first 12 years, 80% through 25 years
  - First Solar: 90% of nominal power rating for 10 years, 80% for 25 years
  - Suntech: 90% of nominal power first 12 years, 85% 18 years, 80% 25 years

### Solar Operating Life

- 30 – 35 years

\*Source: NREL "Photovoltaic Degradation Rates – An Analytical Review"





**Dominion**

# Solar Operations & Maintenance (O&M)

## ■ ***Preventative Maintenance***

- |                         |             |
|-------------------------|-------------|
| ■ Panel Cleaning        | 1-2x / Year |
| ■ Vegetation Management | 1-3x / Year |
| ■ Wildlife Prevention   | Variable    |
| ■ Water Drainage        | Variable    |
| ■ Electronics / Sensors | Variable    |
| ■ Inverter Servicing    | 1-2x / Year |
| ■ Tracker Maintenance   | 1-2x / Year |

## ■ ***Reactive Maintenance***

- Monitoring Systems
- Production loss issues
- Degradation issues

## ■ ***Condition-Based Maintenance***

- Warranty Enforcement including performance thresholds
- Equipment Replacement (Planned and Unplanned)





## **Dominion Considerations for Solar Development**

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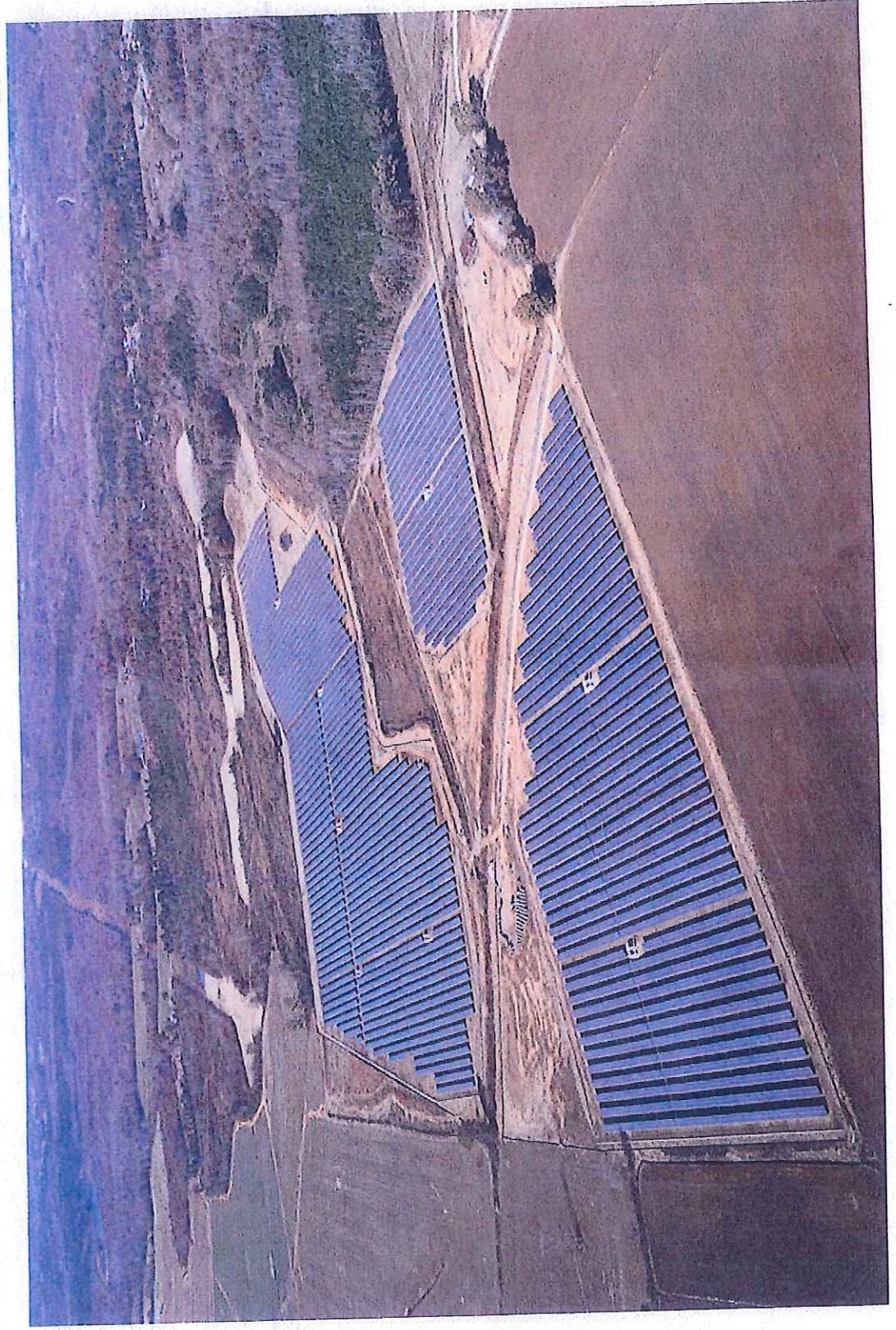
- **Benefits**
- **Taxes**
  - Land
  - Assets constructed on the land
    - §58.1-3660 Certified Pollution Control Equipment Exemption (HB1305 – 3/11/2016)
    - Portion of sales tax may be exempt (panels, inverters, etc.) – racks, conduit, etc. not exempt
  - Direct – Indirect - Induced
- **Construction Jobs (20 MW ~ 250/300 over 6-7 month period)**
- **Operational Jobs – 1 FTE – Routine O & M**
- **Operational**
  - No Noise – No Dust – No Odor
  - Operational Life – 30 to 35 years
  - Free Fuel – When Sun is Shining
- **Educational**
  - DVP's Solar in the Classroom Partnership
- **Clean Power Plan/Regulatory Compliance**





**Dominion**

## 16 Megawatt Solar Facility – Aerial View

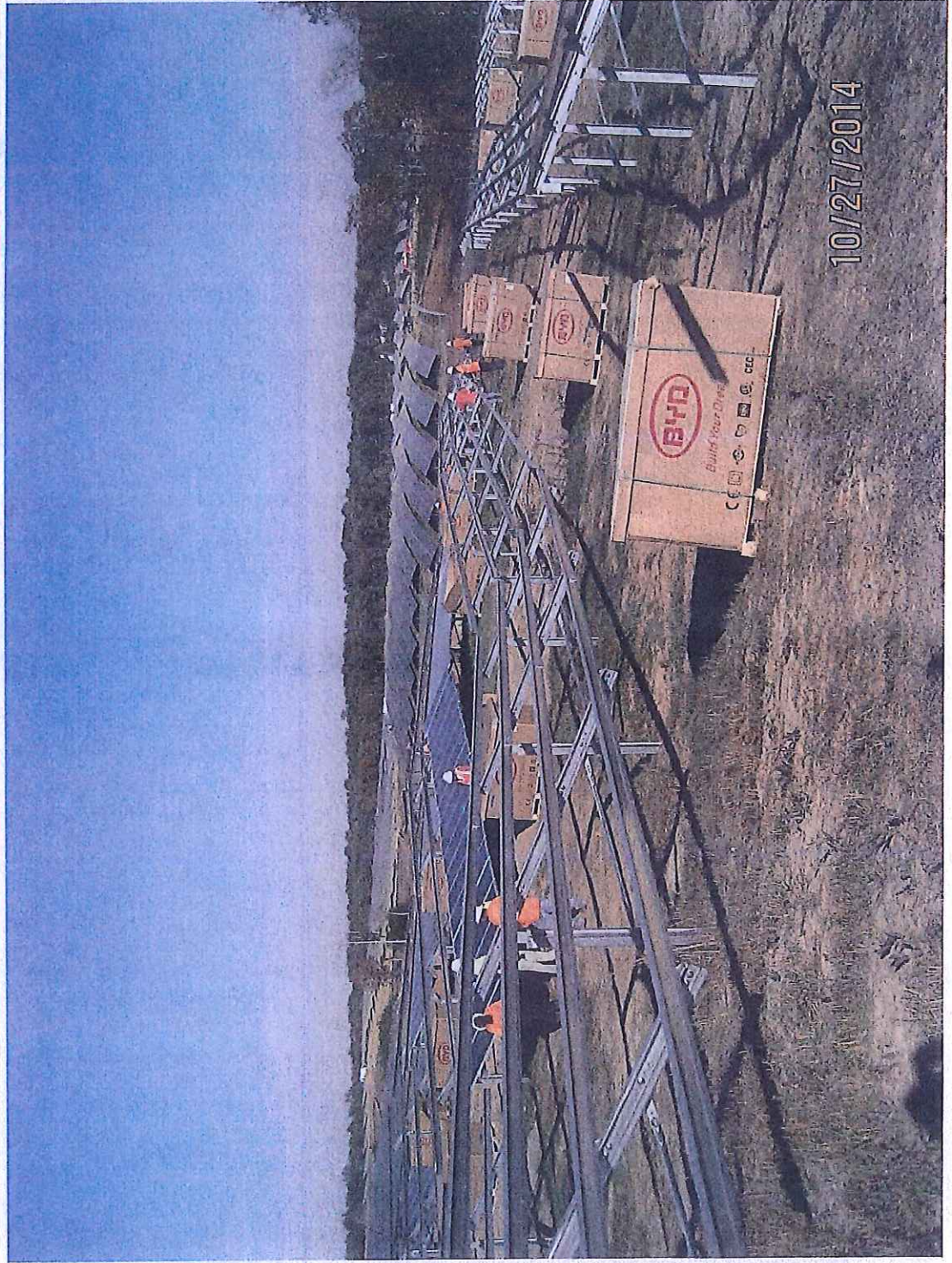






**Dominion**

## Solar Facility Under Construction

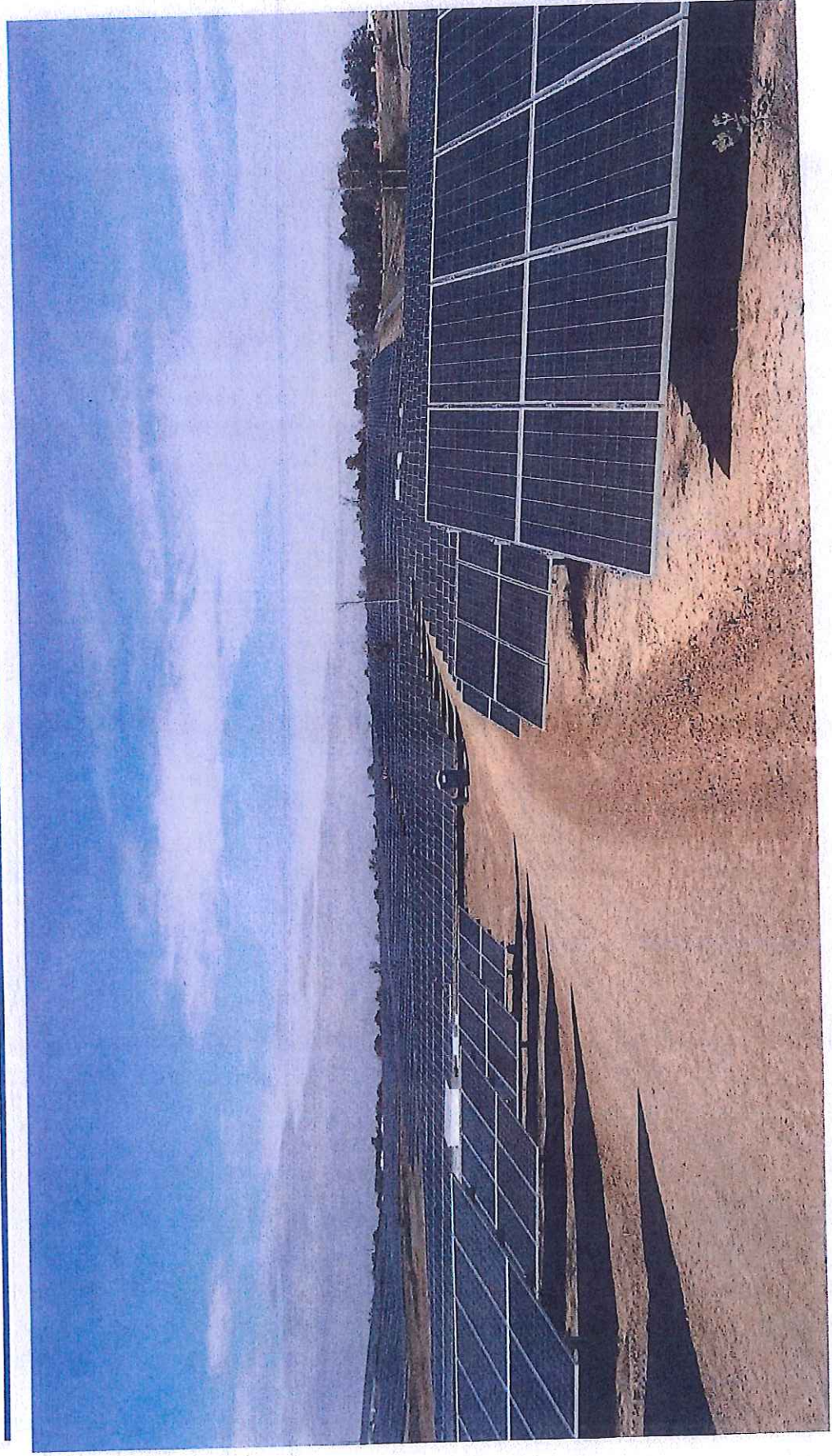






**Dominion**

## Solar Facility – Frontal View







**Dominion**

## Solar Facility – Rear View







## Solar Facility – Transformers & Inverters







**Dominion**

## Solar Facility – Security Fencing





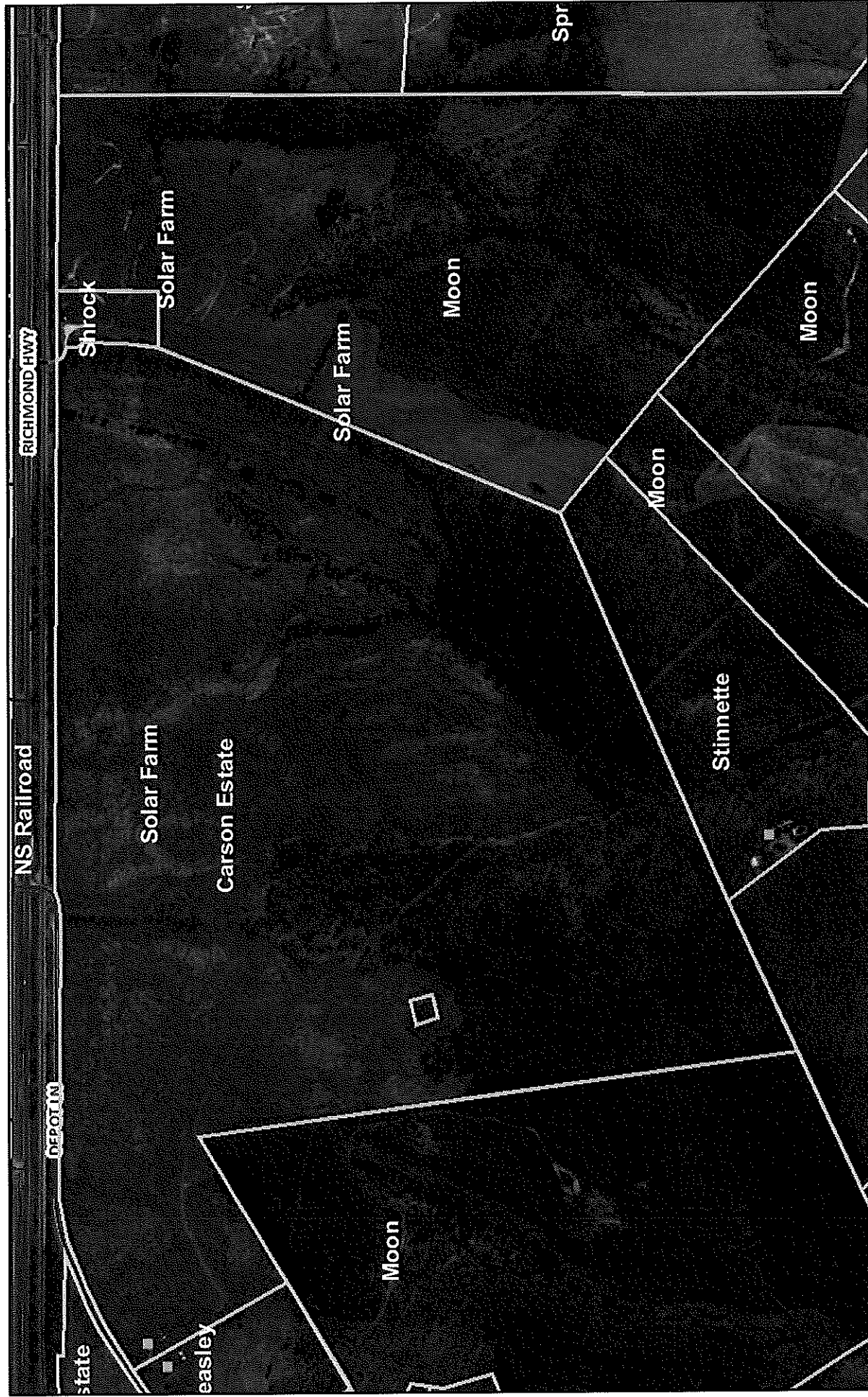


## Solar Facility – Electrical Interconnection





# Solar Farm

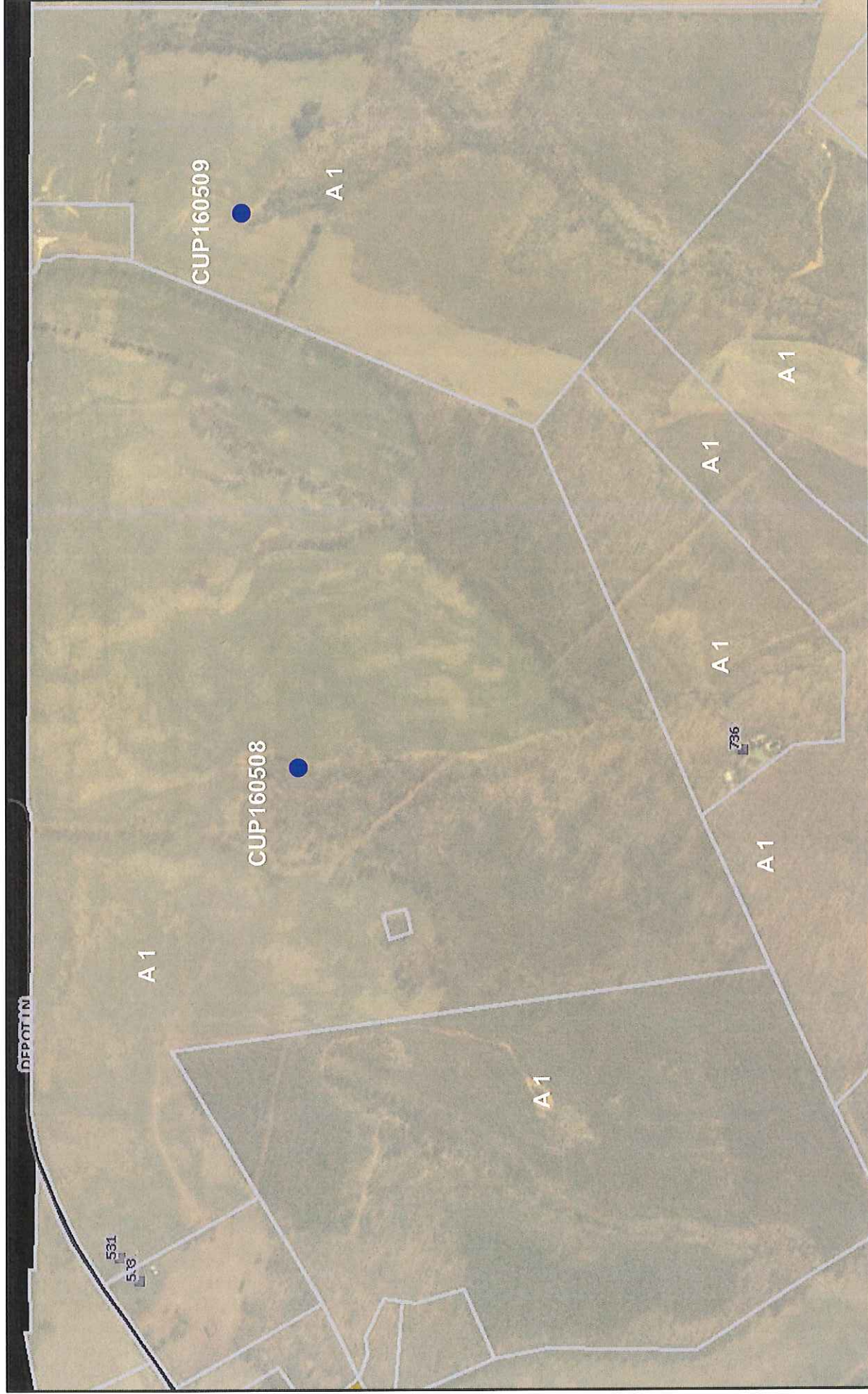


August 31, 2016

Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

# CUP160509 Zoning



September 6, 2016

pointLayer

● Override 1

Parcels

1:9,028  
0 0.075 0.15 0.3 mi  
0 0.1 0.2 0.4 km

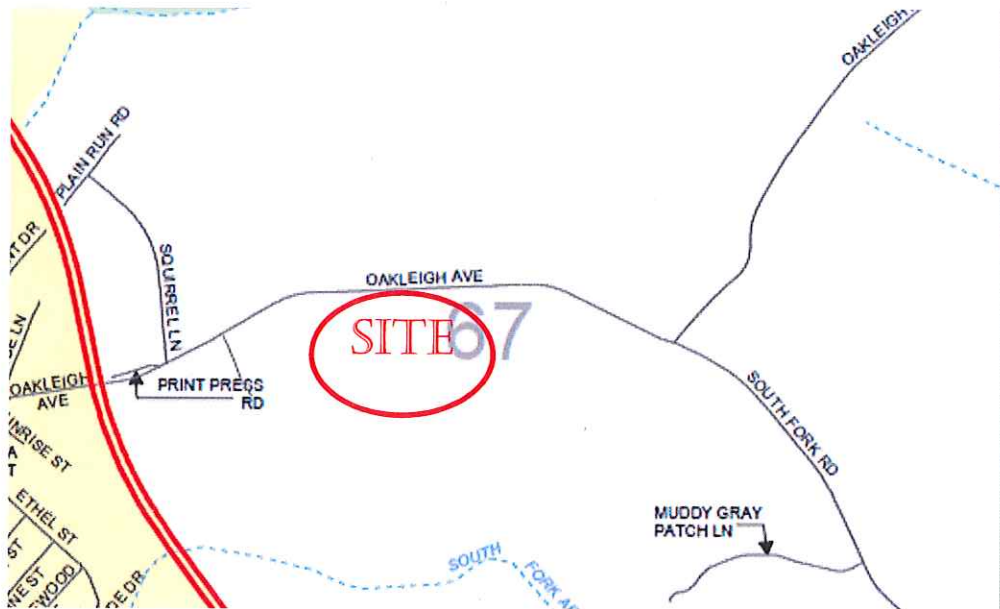
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



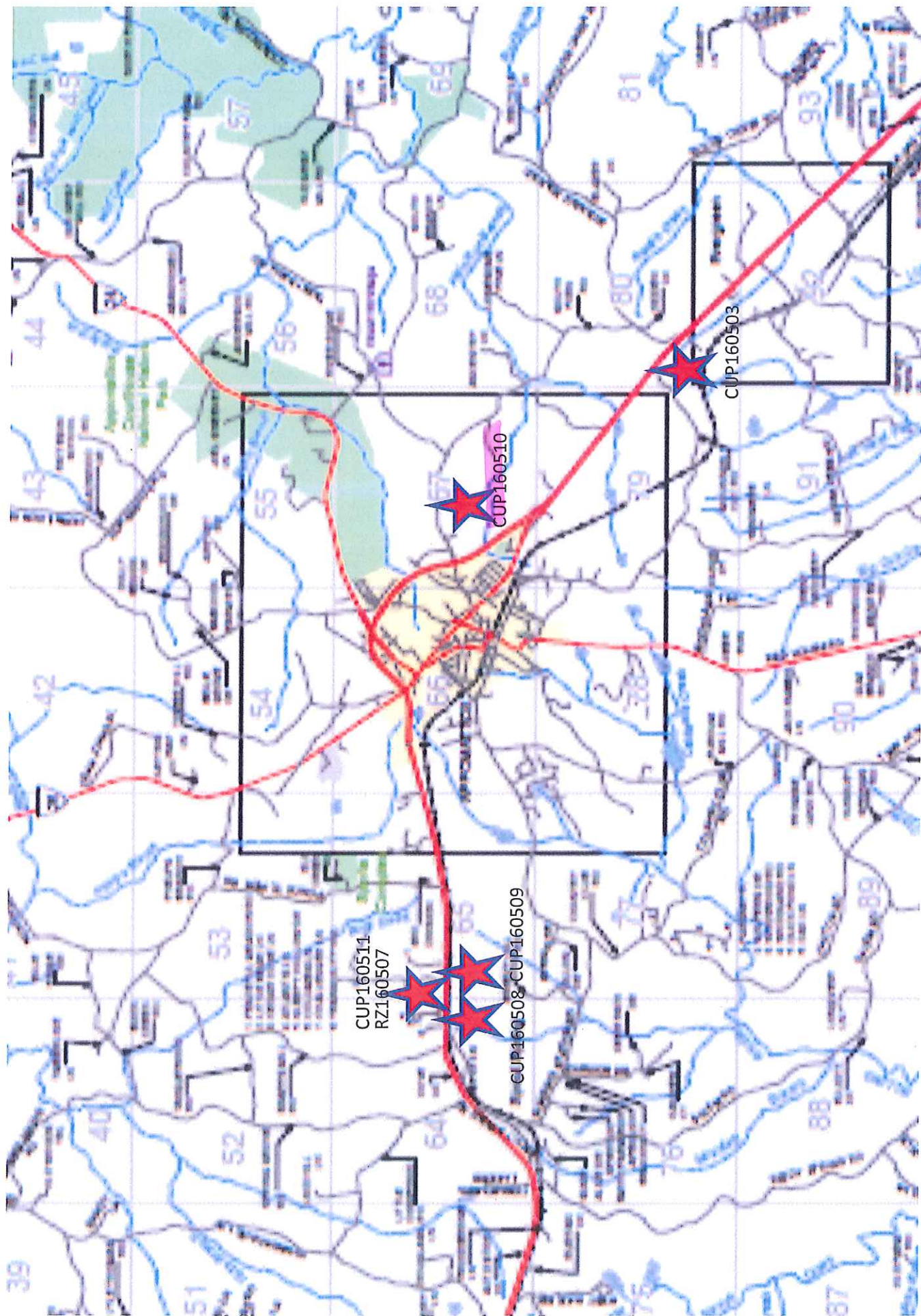


# *Appomattox County* VIRGINIA

## JOINT PLANNING COMMISSION MEETING FOR SEPTEMBER 14, 2016




CUP 16-0510  
MATT & ASHLEY WILT





**County of Appomattox  
Department of Community Development  
Staff Report**

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**To:** Planning Commission  
**From:** Johnnie Roark   
Director of Community Development  
**Date:** September 14, 2016  
**RE:** Conditional Use Permit Application CUP16-0510-Wilt

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**SYNOPSIS**

Matt & Ashley Wilt are requesting a conditional use permit to locate a landscape supply business (landscaping and lawn care services) on property located at 1364 Oakleigh Avenue in the Appomattox community.

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**Specifics**

Applicant:	Matt & Ashley Wilt
Property Owner:	Same
Current Use:	Residential/Agricultural
Proposed Use:	add Landscape Supply (Landscape & Lawn Care Services)
Surrounding Uses:	Sporadic Residential, Agricultural
Parcel Size:	Approximately 62.55 acres, 5 acres in this use
Zoning:	A-1, Agricultural
Surrounding Zoning:	A-1, Agricultural, H-1, Historic Overlay
Tax Map Number(s):	65 (A) 29 & 30

---

**ANALYSIS**

This property is located approximately 0.57 miles from Richmond Highway along Oakleigh Avenue just outside of the Town of Appomattox. The property is currently used for residential and agricultural purposes. Mr. Wilt would like to have a small wayside stand (permitted use) for selling produce, along with an area for the sale of garden plants and mulch/landscape supplies. A small outbuilding located on lot 30 will be utilized for this activity. The home will be used for the office portion of the business.

The project is located in the Rural Transition Area that buffers the Primary Growth Area around the Town of Appomattox from the Rural Preservation Area. The Comprehensive Plan supports economic development in and around the Town of Appomattox. The RTA is intended to be an area of mixed uses providing a transition to the rural setting. The use itself, while commercial in nature, lends itself to a rural setting.

Zoning around the area is predominantly agricultural, however, across the street on the Hunter property is H-1, Historic Overlay zoning. This zoning district is meant to recognize, preserve, and encourage the continued appropriate development of historic resources in designated areas,

however, the development standards for this district are the same as A-1 zoned property. The main difference is the permitted use and conditional use tables.

### **PROJECT IMPACTS**

The property would have little development impact since it would essentially function in a similar manner to the farm that currently operates on the property. VDOT has been contacted concerning the entrance. A low-volume commercial entrance may have to be installed. This segment of Oakleigh Ave has an AADT of 1,100 vpd. This use will not add significantly to the traffic count. No environmental impacts are anticipated. Noise and air pollution would be negligible.

### **Planning Considerations**

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.  
*This use appears to be in line with the general objectives of the Comp Plan.*
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.  
*The proposed use is being designed to mitigate any impact to the greatest extent. The nearest residential use will be approximately 300 feet away across Oakleigh Ave. The nearest residence on the same side of the street is approximately 800 feet away.*
3. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*The proposed use will not be hazardous or disturbing to the neighborhood.*
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*The impact on public facilities is negligible.*
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.  
*Use will not negatively impact public facilities or services. Use provides added benefit by providing an additional business to the community.*
6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.  
*Minimal traffic will be associated with this use.*
7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.  
*The proposed use will not negatively impact natural, scenic or historic features based on the sketch provided.*



**Recommended Conditions**

1. The business shall not be open to the public prior to 8:00 a.m. nor after 6:00 p.m. during traditional spring/summer months of April through August.
2. The entrance will be reviewed by VDOT staff and the appropriate entrance shall be installed per VDOT recommendation.

**Planning Commission Action:**

The following motions are available for the Planning Commission:

**To approve as submitted:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Matt & Ashley Wilt to operate a landscape supply business (Landscape and Lawn Care Services), as submitted.

**To approve with conditions:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Matt & Ashley Wilt to operate a landscape supply business (Landscape and Lawn Care Services), with the following conditions:

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**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of Matt & Ashley Wilt to operate a landscape supply business (Landscape and Lawn Care Services), as the petitioner has failed to show the following:

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## Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

### APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

**Applicant Name:** Matt + Ashley Wilt

**Address:** 1510 Oakleigh Ave Appomattox VA 24522

**Phone:** 571-233-6370 **email:** Justalilfarm5@aol.com

**Property Owner Name:** Matt + Ashley Wilt, Tom + Carolyn Wilt

**Address:** 1364 Oakleigh Ave Appomattox VA 24522

**Phone:** 571-233-6370 **email:** Justalilfarm5@aol.com

**Authorized Agent/Contact Person:** Matt and/or Ashley Wilt

**Address:** 1510 Oakleigh Ave Appomattox VA 24522

**Phone:** 571-233-6370 **email:** Justalilfarm5@aol.com

### Project Information

**Location/Address of Property (from County Administration office):**

1364 Oakleigh Ave Appomattox VA 24522

**Tax Map Number(s):** 65(A) 29  
65(A) 30

**Election District:** Vera

**Size of Parcel(s):** 62.55 **Amount of area to be utilized by proposed use:** 5 Acres

**Current Zoning:** A-1 **Current Land Use:** Farm

**Proposed Zoning:** A-1 **Proposed Land Use:** ~~farm stand~~ landscape supply

**Please describe the proposed project or purpose of the request:**

Selling produce, mulch and plants

**Proffers:** The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** ☐ YES ☒ NO (If yes, please submit proffer statement to staff.)



**Traffic Impact Analysis:** If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

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### **Justification**

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The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

**Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.**

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**Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.**

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**Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.**

N/A

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### **Certification**

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I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: Matt and Ashley Wilt Date: 8/26/16

Print Name: Matt and Ashley Wilt

### Adjoining Property Owners

Please provide the tax map identification number, name, and address of all parcels that adjoin your proposed development and directly across the street.

Tax Map ID#

Name

Address

65(A)31 James T. Wilt 1510 Oakleigh Ave 24522

65(A)32 Leonard Hodge 614 Old Grist Mill Rd 24522

77(A)132 Ronald M. Coleman POB 2103, 24522

77(A)131 Clayton Bryant sn. Rev. Trust POB 702, 24522

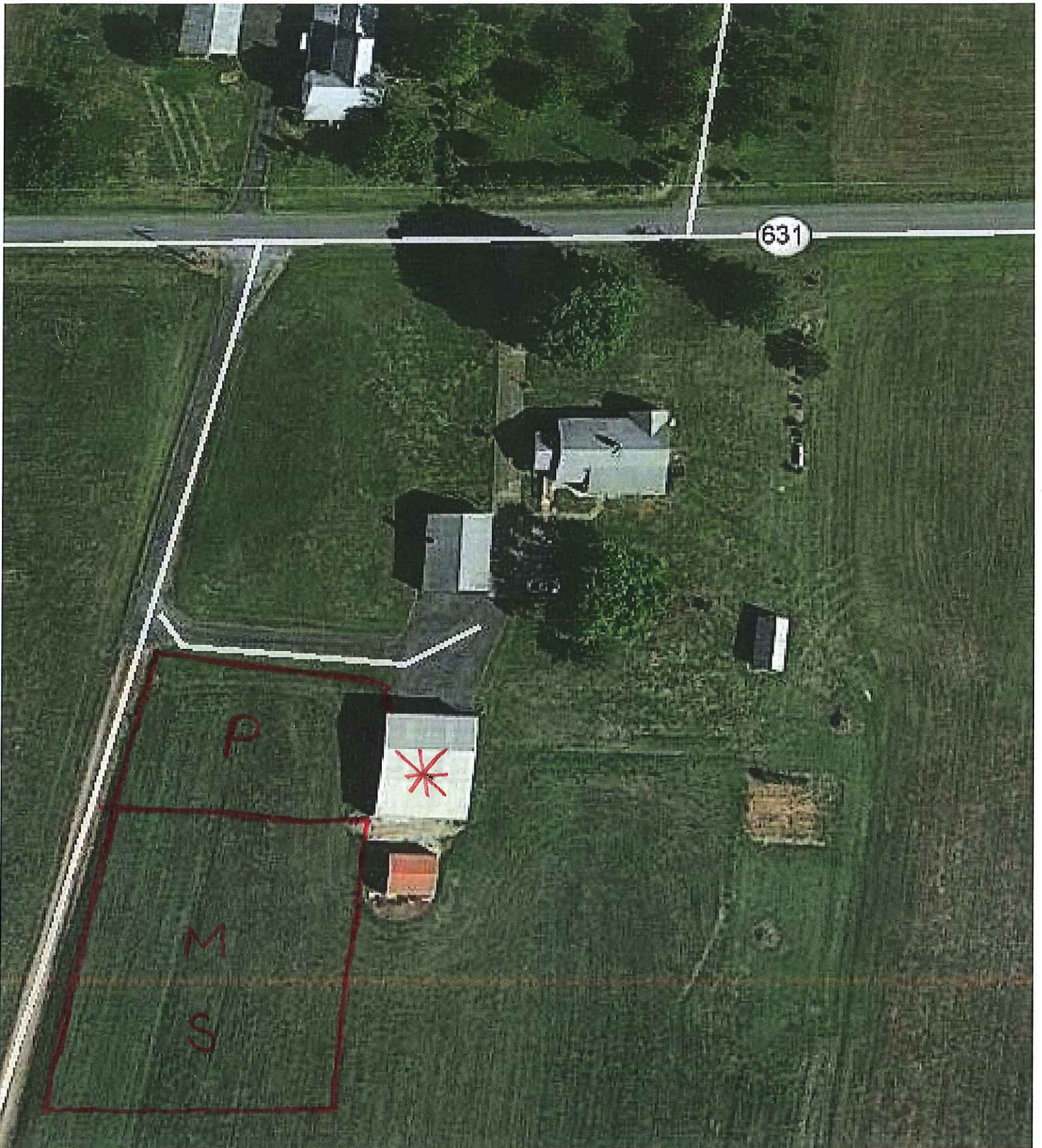
64(A)153 Charles Crawley Jr. POB 681, 24522

65(A)27 Leslick Coleman Life Estate 738 Lake Vista Dr, Forest, VA 24551

65(A)9 Paul D. Hunter 1363 Oakleigh Ave, 24522



# PLAN



\* - Farm stand/Landscape supply

M - Mulch storage

S - Decorative storage storage

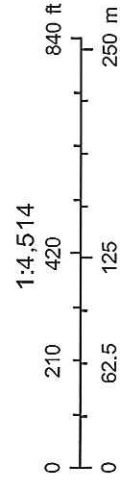


# Wilt



August 31, 2016

Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



# CUP160510 Zoning



September 6, 2016

pointLayer

● Override 1

Parcels

1:4,514

0 210 420 840 ft

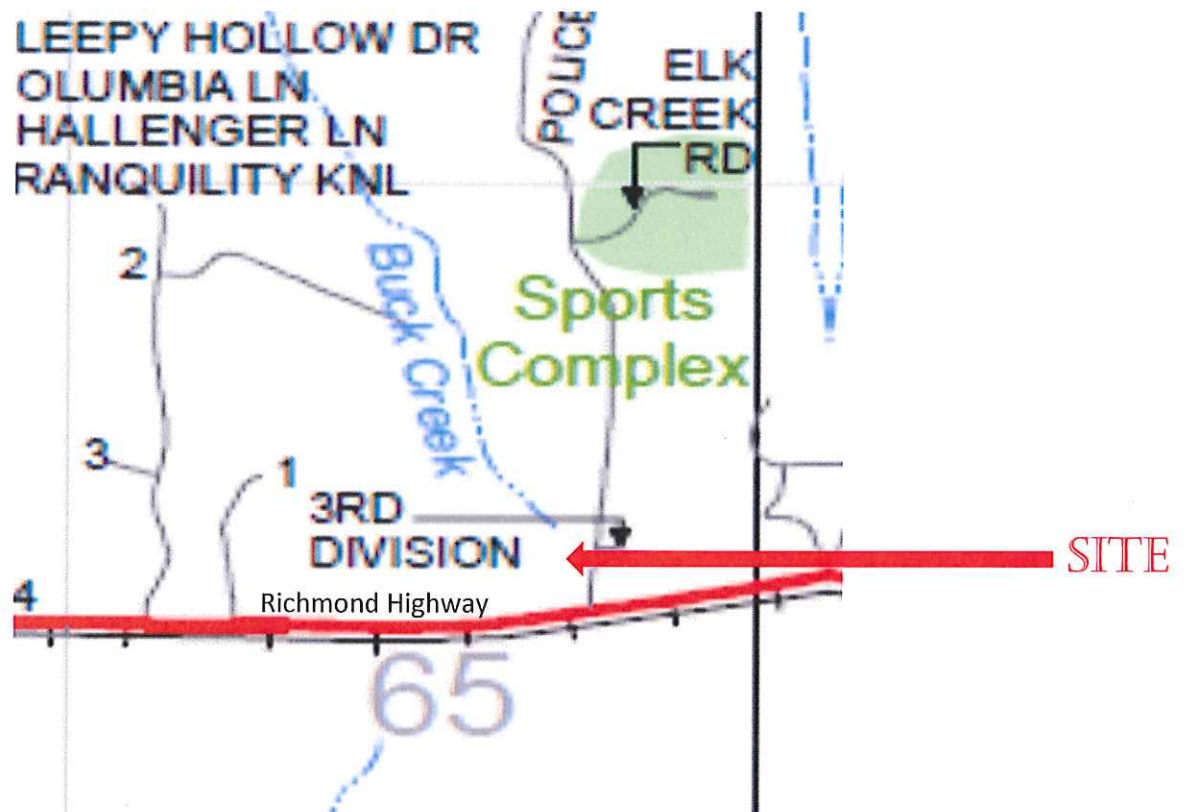
0 62.5 125 250 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



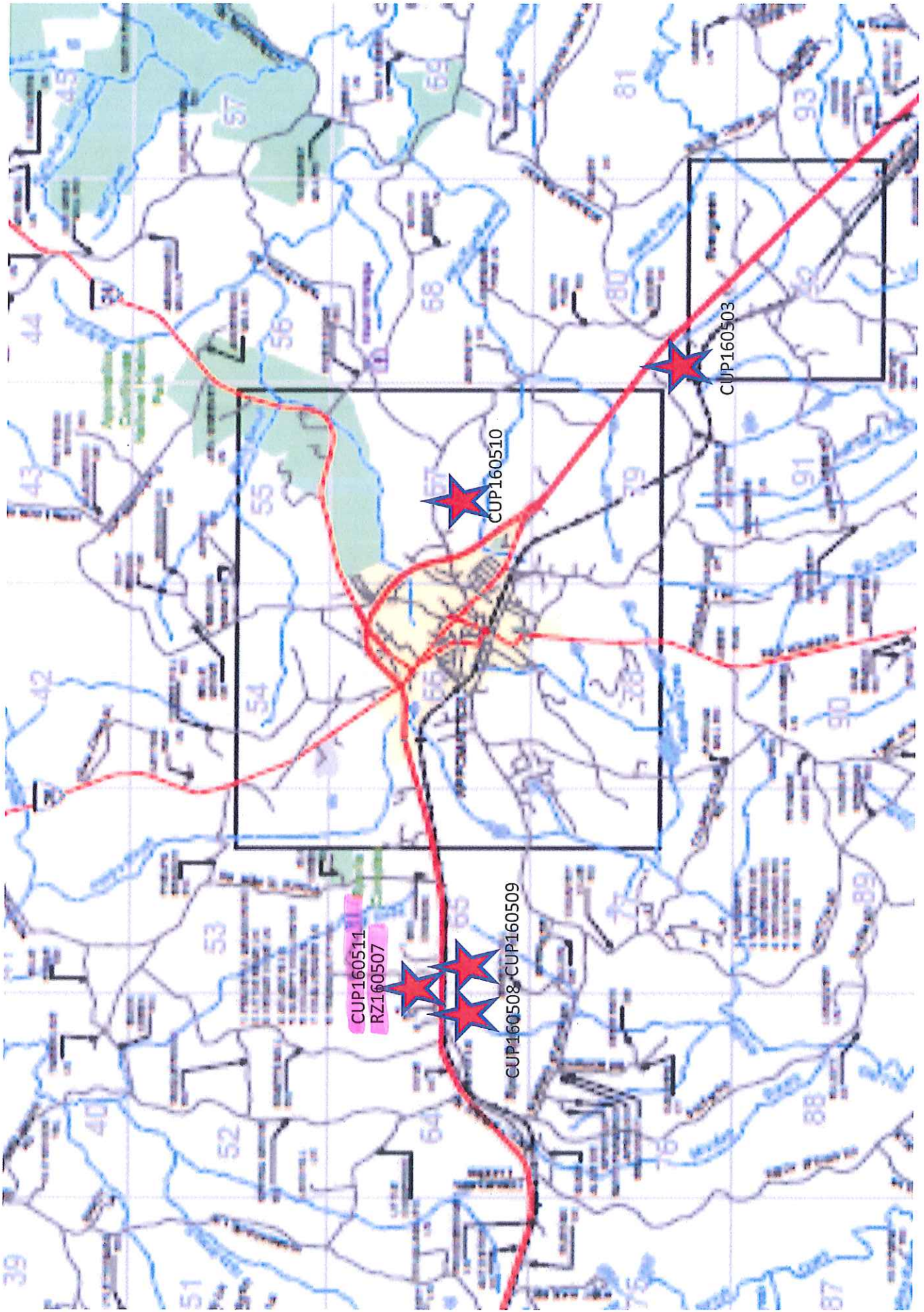
# *Appomattox County* VIRGINIA

## JOINT PLANNING COMMISSION MEETING FOR SEPTEMBER 14, 2016



RZ16-0507/CUP 16-0511  
LAWSON FAMILY LLC  
INNOVATIO SEALING TECHNOLOGIES






**County of Appomattox  
Department of Community Development  
Staff Report**

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**To:** Planning Commission

**From:** Johnnie Roark   
Director of Community Development

**Date:** September 14, 2016

**RE:** Rezoning (RZ16-0507) and Conditional Use Permit Application (CUP16-0511)-  
Lawson Family LLC (Innovatio Sealing Technologies)

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**SYNOPSIS**

Innovatio Sealing Technologies is requesting to rezone property and obtain a conditional use permit to operate a used car sales facility (automotive sales and service) by right and continue the auto gasket and seal facility currently operating (industrial manufacturing) on property located at 199 Police Tower Road in Appomattox.

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**Specifics**

Applicant:	Jason Brown/Keith Mann (Innovatio Sealing Technology)
Property Owner:	Lawson Family LLC
Current Use:	Industrial
Proposed Use:	add Auto Sales
Surrounding Uses:	Commercial, Educational, Public Institution
Parcel Size:	Approximately 6 acres
Zoning:	M-1, Industrial
Surrounding Zoning:	M-1, B-1, A-1
Tax Map Number(s):	63 (A) 11

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**ANALYSIS**

The property is located in a commercial/industrial node located at the intersection of Police Tower Road and Richmond Highway. This area has been home to garment manufacturing to small machine shop manufacturing over the past three decades. Currently the adjoining uses are a flea market, a private secondary school, a public institution (state police headquarters), and a used car sales lot. The private school parcel was rezoned from M-1 to B-1 in 2007. The large parcel east of Police Tower Road owned by Courtland Realty was rezoned from A-1/R-1 to B-1 in 2009.

The proposed rezoning would permit by right the used car sales on the property. The conditional use permit would allow the auto gasket and seal operation that currently is permitted in the M-1 to continue on the property. Without the CUP, the gasket and seal operation could be considered a non-conforming use, however this limits future growth. The CUP avenue allows this business the opportunity to grow without limitations.

The surrounding zoning and land use both encourage this type of development. The comprehensive plan also encourages this type of development, as this property is within the Richmond Highway West Commerce Corridor.



## **PROJECT IMPACTS**

As this property has continuously been operating in some form as an industrial property for many years, the impacts of this change would be negligible. The building would be segmented to allow for the gasket and seal business to continue to use the north east portion of the building, while the auto sales would use the remainder of the building and some of the outside parking area would be converted to a display lot. The office area would be a common area shared by the two businesses.

The existing site contains adequate parking for employees and customers.

The site is located in the Richmond Highway West Commerce Corridor which is designated for commercial growth. The location is supported by the Comprehensive Plan through the Growth Management and Economic Development sections.

The latest available traffic counts for this segment of roadway are 490 vpd on Police Tower Road and 17,000 vpd on Richmond Highway. The change in zoning is not anticipated to significantly impact traffic.

## **Planning Considerations**

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.  
*This use appears to be in line with the general objectives of the Comp Plan.*
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.  
*The proposed use is being designed to mitigate any impact to the greatest extent.*
3. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*The proposed use will not be hazardous to the existing neighborhood.*
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*The impact on public facilities is negligible.*
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.  
*Use will not negatively impact public facilities or services. Use provides added benefit by enhancing emergency services communication in the area.*
6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.  
*Minimal traffic will be associated with this use.*

7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.  
*The proposed use will not negatively impact natural, scenic or historic features based on the balloon test.*

**Recommended Conditions**

1. Tower height, including antennae, lightning rod and other appurtenances is limited to 199 feet of height from average grade.
2. A row of Leyland Cypress trees, five (5) feet tall at the time of planting, twenty (20) feet apart, shall be planted along the western fence line of the lease area to block the view of the compound from Old Grist Mill Road.

**Planning Commission Action:**

The following motions are available for the Planning Commission:

FIRST, address the rezoning:

**To approve as submitted:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the rezoning petition (RZ16-0507 Lawson Family LLC (owner) from M-, Industrial to B-1, General Commercial, as submitted.

**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend denial of the rezoning petition (RZ16-0507 Lawson Family LLC (owner) from M-, Industrial to B-1, General Commercial, as the petitioner has failed to show the following:

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THEN, consider the Conditional Use Permit:

**To approve with staff recommended conditions:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the conditional use permit (CUP16-0511) Lawson Family LLC (owner) as submitted.

**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend denial of the conditional use permit (CUP 16-0511) Lawson Family LLC, as the petitioner has failed to show the following:

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## Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

### APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

**Applicant Name:** Innovatio Sealing Technologies

**Address:** 191 Police Tower Rd, Appomattox, VA 24522

**Phone:** (434) 664-2050 **email:** jasonbrown@innovatioseals.com

**Property Owner Name:** Lawson Family LLC

**Address:** PO Box 309, Appomattox, VA 24522

**Phone:** (434) 664-7239 **email:** n/a

**Authorized Agent/Contact Person:** Fred Lawson

**Address:** PO Box 309, Appomattox, VA 24522

**Phone:** (434) 664-7239 **email:** n/a

### Project Information

**Location/Address of Property (from County Administration office):**

191 Police Tower Rd, Appomattox, VA 24522

**Tax Map Number(s):** 63 A 11

**Election District:** 2

**Size of Parcel(s):** 5.83

**Amount of area to be utilized by proposed use:** 5.83

**Current Zoning:** M-1

**Current Land Use:** Commercial/Industrial

**Proposed Zoning:** B-1 with CUP

**Proposed Land Use:** Commercial w/ CUP

**Please describe the proposed project or purpose of the request:**

We would like to rezone the property to B-1 to allow commercial activities, specifically allow the use as used automobile dealership.

Additionally we would like to maintain the existing use of the property which is currently under M-1 - selling automotive seals and gaskets, but would operate under new CUP for the property to protect current use and also allow for light manufacturing of same product if needed.

**Proffers:** The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** ☐ YES ☒ NO (If yes, please submit proffer statement to staff.)

**Traffic Impact Analysis:** If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

n/a

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### **Justification**

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The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

**Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.**

We believe our current use of property and proposed use of the property matches the orderly development of this area and that our business environment at this property will fit in well to the environment of the surrounding properties and their purposes as well.

**Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.**

We know the importance of proper land use and resource utilization for the county. We feel this application reflects acceptable use of the property and that use of the property will be similar to adjoining commercial properties. The close proximity of this location to the State Police also affords us comfort and security that this area and location are a great fit for future investment.

**Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.**


We do not believe that this requested use of the property will make a significant impact on the property itself, nor the surrounding area, public services and facilities. Impact on water, sewer, roads and schools should be minimal as traffic and activity on the property will be very similar to current use and previous use of previous tenants. We feel the close proximity of this property to US 460 affords strong exposure and convenience to current and future clients for both business focus areas. Increasing business activity at this location will benefit adjacent properties and will create opportunity for us to further improve this property and its appearance over time.

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### **Certification**

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I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature:  Date: 08/23/2016

Print Name: Fred Lawson for Lawson Family LLC

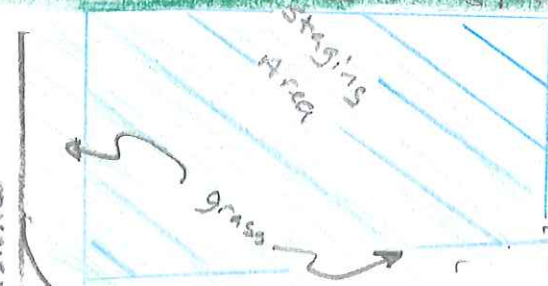


# Cornerstone Christian Academy

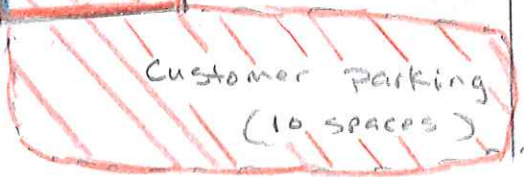
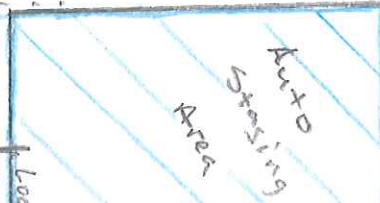
P1

460 Flea market

to Cornerstone



Loading area



Grass

P1

Boysant

P12

Gravel

Auto Staging Area

Gravel

TO state Police

TO Rt. 460

Courtland Realty LLC

Virginia State Police

191 Police Tower Road

ITS - Sketch

Innovative Seals & Gaskets

# Innovatio Rezoning/CUP



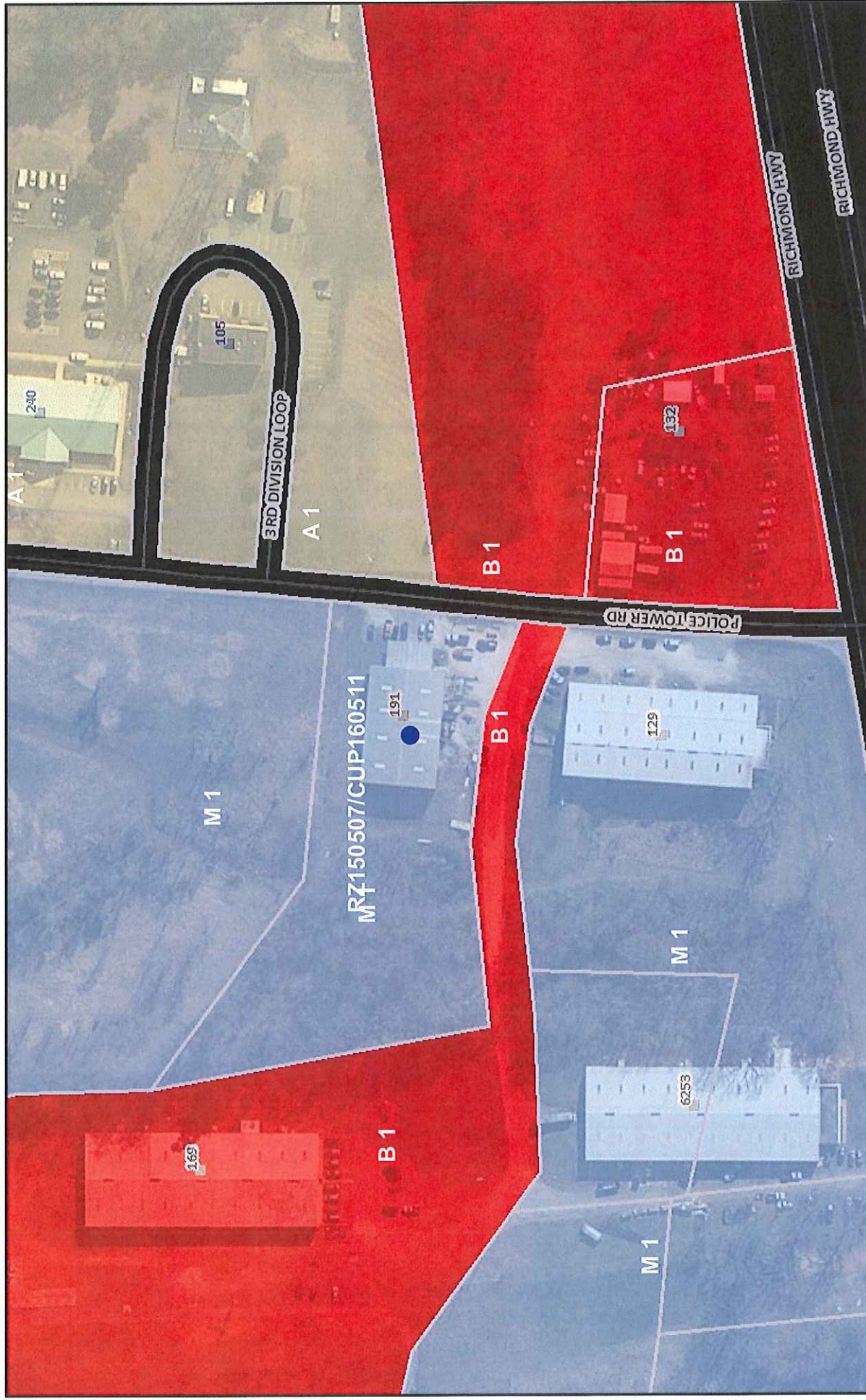
August 31, 2016

Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



# RZ160507/CUP160511 Zoning



September 6, 2016

pointLayer

● Override 1

Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



**APPOMATTOX COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

P.O. Box 863, Appomattox, VA 24522 Phone: (434) 352-2637  
www.AppomattoxCountyVA.gov

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**MEMORANDUM**

**To:** Planning Commission

**From:** Johnnie Roark  
Director of Community Development

**RE:** Proposed Amendments to the Zoning Ordinance  
Cemetery

**Date:** September 14, 2016

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Below you will find several proposed amendments to the Zoning Ordinance.

**ADD** the following terms to the Definitions section:

**CEMETERY, FAMILY OR CHURCH** -A family, individual, or church owned place for the final disposition of human remains.

**CEMETERY, PRIVATE, ASSOCIATION, OR FOR-PROFIT**- A privately owned and/or operated place for storage of human remains where lots or storage places may be sold and perpetual care is furnished.

**DELETE** the following term from the Definitions section:

**CEMETERY** A privately or church owned and / or operated place of burial of the dead, where lots may be sold and perpetual care of the graves may be furnished.

The following changes are proposed to Zoning District Classifications:

**ADD:** "Cemetery, Family or Church" to PERMITTED USE LIST in A-1, Agricultural

**ADD:** "Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in A-1, Agricultural

**ADD:** "Cemetery, Family or Church" to PERMITTED USE LIST in R-1, Low-Density Residential

**ADD:** "Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in R-1, Low-Density Residential

**ADD:** "Cemetery, Family or Church" to PERMITTED USE LIST in R-2, Medium-Density Residential



**ADD:** "Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in R-2, Medium-Density Residential

**ADD:** "Cemetery, Family or Church" to PERMITTED USE LIST in R-3, High-Density Residential

**ADD:** "Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in R-3, High-Density Residential

**ADD:** "Cemetery, Family or Church" to PERMITTED USE LIST in V-1, Village Center

**ADD:** "Cemetery, Private, Association or For-Profit to the CONDITIONAL USE LIST in V-1, Village Center

**ADD:** "Cemetery, Family or Church", and "Cemetery, Private, Association, or For-Profit to PERMITTED USE LIST in B-1, General Business

**DELETE:** "CEMETERY" from each of the aforementioned zoning district classifications.

The following proposed amendment to Additional Regulations section:

**ADD:** Section 19.6-87.2 Cemetery, Family or Church and Cemetery, Private, Association, or For-Profit

1. The location of any new cemetery shall be sufficiently documented by a land survey, recorded in the office of the Clerk of the Circuit Court, so as to inform prospective and future property owners of the presence and location of such cemetery.
2. The minimum lot size for a cemetery lot shall be one-half acre. No road frontage shall be required for lots designated on a survey as a "cemetery lot".
3. An easement for ingress/egress shall be provided on the survey at a minimum width of 20 feet.
4. Interment must be a minimum of 5 feet from the boundary of the lot and the lot must be a minimum of 100 feet from any active well.